

DELEGATED OFFICER REPORT

Application Ref: H/23/96263

Site Address: WOODLAND VIEW, WINCHESTER ROAD, FAIR OAK, EASTLEIGH,
SO50 7HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to existing front boundary wall; Replacement fencing

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Outside Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/08/62933 - Construction of one and a half storey detached garage - Refuse Planning Permission For - 15/07/2008 • F/08/63686 - Erection of detached garage with store/workshop - Permit - 22/10/2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 8 th November 2023		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The application property is a modern chalet bungalow situated within a spacious plot, which features substantial side and rear garden areas. The existing front boundary comprises a red brick wall incorporating infill panels of close boarding, reaching a height of 1.8m. The side and rear boundaries are defined by a combination of 2m high fencing and post and rail fencing. Beyond the rear boundary lie open fields. The current application requests planning approval to replace the existing timber infill panels within the front boundary wall. Additionally, it proposes the replacement, under permitted development rights, of the side and rear boundaries. During the site visit, it was observed that the side and rear boundary fences have already undergone replacement, now comprising 2m high close boarded fences. Given that the replacement of the side and rear

boundaries was carried out under permitted development rights, this assessment exclusively focuses on the proposed replacement of the front boundary.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The existing front boundary wall is a significant and visually appealing element within the street scene. It harmonises well with the host dwellinghouse, contributing positively to the overall aesthetic of the area. It is noted from the proposal that the overall height and placement of the boundary wall will remain unchanged. Therefore, the proposed replacement of the infill material within the wall is considered a minor alteration, provided that the new material's colour and texture do not starkly contrast with the existing timber panel. Following discussions with the agent, it was agreed to replace the current timber infill panels within the front boundary wall with black composite cladding. Given the current dark brown shade of the timber panels, the proposed black colour for the replacement is deemed similar, fostering a harmonious transition. Additionally, the existing entrance gate is also in black, ensuring a coherent visual connection with the existing elements of the host building. The resulting front boundary treatment is anticipated to remain visually cohesive within the street context, without significantly deviating from the existing appearance.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Considering the nature, position, and sufficient separation distance from neighbouring properties, the proposed alteration to the infill material within the front boundary wall is not anticipated to impose any adverse impacts on the residential amenity of neighbouring properties.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The application relates to the replacement of front boundary treatment, and therefore the proposal does not impact upon the current parking provisions. Furthermore, it is not proposed to alter the positioning of the current boundary wall and so the current visibility splays will be maintained.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Permit subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		