

DELEGATED OFFICER REPORT

Application Ref: H/25/100598

Site Address: CRICKETWOOD, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of 1.8m close board timber fence along Tanhouse Lane, planted on both sides with mixed native hedging (Retrospective)

Particular Site Constraints?	Yes ☒	No ☐
Outside the Urban Edge – countryside		

Planning History?	Yes ☒	No ☐
- Z/31341/000/00 - Erection of agricultural dwelling - Refuse Planning Permission For - 29/03/1990 - Z/31341/001/00 - Renewal of temporary permission for mobile home - Temporarily Approve - 12/11/1996 - Z/31341/002/00 - Retention of mobile home - Permit - 15/01/1999 - Z/31341/003/00 - Construction of agricultural workers dwelling with detached double garage - Refuse Planning Permission For - 26/05/2000 - Z/31341/004/00 - Construction of agricultural workers dwelling with detached double garage and removal of existing mobile home - Permit - 03/07/2001 - F/04/50879 - Construction of detached garage with storage over - Permit - 26/07/2004 - X/17/80709 - Removal of Condition 4 of planning permission Z/31341/004/00 to lift agricultural tie - Permit - 08/09/2017 - H/18/84523 - Two storey extensions to rear and both sides of existing property creating central open courtyard. - Refuse Planning Permission For - 09/04/2019 - H/19/86226 - Two storey side and rear extensions - Permit - 30/09/2019 - H/25/98737 - Two storey extension to existing outbuilding following the demolition of the existing metal access stairs and balcony. New dormer. New Canopy. Alterations to fenestration - Appeal Dismissed (05/09/2025)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No objection.		
Landscape:	The Landscape Officer initially requested clarification regarding the species mix of the hedge planting and additional photographic evidence to confirm the nature of the planting installed along the Tanhouse Lane boundary. Concerns were raised that the planting visible on site appeared to comprise a single evergreen species rather than the mixed native hedgerow referenced within the Design and Access Statement.		

	Further information and photographic evidence were subsequently provided by the applicant. The Landscape Officer acknowledged that whilst the planting along the roadside boundary is primarily evergreen and therefore differs from a traditional native hedgerow, the planting nonetheless provides a continuous vegetated boundary and year-round screening. Additional native planting has been confirmed on the garden side of the fence. On balance and given the retrospective nature of the proposal and the presence of existing and supplementary planting, the Landscape Officer raised no objection to the application.
Ecologist:	The Council's Ecologist noted that whilst a mixed native hedgerow would normally be preferable in a semi-rural location, the removal of the existing hedge would not be justified. The evergreen planting will provide year-round screening and still offers ecological value. The Ecologist raised no objection.
HCC Highway:	No objection to the proposals from a highway perspective.

Site Visit:	Yes ☐	No ☐
Details: 26 th January 2026.		

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, and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site context and surroundings</u> The application site is located to the south of Tanhouse Lane, Botley. The site comprises a modern two-storey detached dwelling and a detached outbuilding, set within a generous plot. The site lies outside the defined urban edge but is located in proximity to the settlement of Hedge End. The wider area retains a semi-rural character, although recent residential development has occurred within the locality. The boundary treatment subject to this application is located along the northern edge of the site, fronting Tanhouse Lane, where a close-board timber fence has been erected along the roadside boundary. <u>Proposal</u> This application seeks retrospective planning permission for the retention of a 1.8m high close-board timber fence installed along the boundary between the application site and Tanhouse Lane.

The fence runs along a substantial length of the northern site boundary, parallel to Tanhouse Lane and the adjacent public right of way.

The proposal also includes hedge planting along both sides of the fence. According to the applicant, native hedge species have been planted on the garden side of the fence, including species such as blackthorn, hawthorn, guelder rose, dog rose, hornbeam, wild cherry and field maple. The planting is relatively recent and has not yet reached maturity. Planting along the roadside side of the fence consists primarily of evergreen shrub planting. The applicant advises that additional native species have been interspersed within this planting.

Policy and Principle

The application site lies outside the defined urban edge and therefore falls within the countryside. Policy S5 of the Eastleigh Borough Local Plan (2016-2036) seeks to protect the character of the countryside by restricting inappropriate development outside defined settlements. Policy DM1 is also relevant and requires that development responds positively to the character of the surrounding area, protects visual amenity and avoids harm to the character and appearance of the locality.

Layout, design, and impact upon the character of the area

- The proposal comprises the retention of a 1.8m high close-board timber fence running along the roadside boundary of the site. Close-board fencing of this height can appear visually prominent within rural settings where more traditional boundary treatments such as native hedgerows or post-and-rail fencing are typically present. In this instance, the fence is set behind existing vegetation in places and is accompanied by hedge planting along its length. A recent site visit confirmed that shrub planting has been installed along the roadside side of the fence, with additional native hedge planting introduced within the site on the garden side of the boundary. Collectively, these plantings provide a continuous vegetated edge which will soften the appearance of the fence over time as the planting matures.
- Both the Council's Landscape Officer and Ecologist have reviewed the planting arrangements. Whilst it was noted that a mixed native hedgerow along the roadside boundary would have been preferable within this semi-rural context, neither consultee raised an objection to the retention of the boundary treatment. It was acknowledged that the planting will mature and further soften the visual impact of the fence.
- On balance, whilst the fence appears somewhat prominent in the short term, the presence of hedge planting and the likely increase in screening as vegetation establishes means that the development would not result in unacceptable harm to the character or appearance of the surrounding area.

Impact on residential amenity

- The fence is located along the roadside boundary of the application site and does not directly adjoin neighbouring residential gardens.
- Given its position and height, the fence does not give rise to issues of overlooking, loss of privacy, overshadowing, or overbearing impact upon neighbouring residential properties. The proposal is therefore considered acceptable in terms of residential amenity.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist reviewed the proposal and noted that whilst a mixed native hedgerow along the roadside boundary would normally be preferable, the evergreen planting installed will still provide ecological value, including potential habitat for birds and flowering for pollinating insects.
- The Ecologist therefore raised no objection to the proposal. Accordingly, the development is considered acceptable in ecological terms.

Highway safety

- HCC Highways were consulted on the application and raised no objection.
- The 1.8m high fence is positioned parallel to the adjacent Public Right of Way (PROW), with an approximate 1.0 metre buffer between the fence and the route. Highways confirmed that this separation ensures that the usability of the PROW is unaffected, although views across the adjacent land are reduced.
- HCC Highways also advised that a maximum height of 1.5m would be preferable in this location. However, no highway safety concerns were identified, and the development does not obstruct or reduce the functionality of the adjacent route. The applicant must also ensure that the minimum bridleway width of 3.0 metres is retained. On this basis, the proposal is considered acceptable in highway safety terms.

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 ☐