

DELEGATED OFFICER REPORT

Application Ref: DC/26/100830

Site Address: Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ

Case Officer: Rebecca Altman

Description: Application for discharge of Conditions 3 (Arboricultural Method Statement) and 9 (Landscaping) of reserved matters permission ref. RM/24/98388 (outline permission ref. O/19/86980).

Planning History?	Yes ☐	No ☐
- O/19/86980 – Outline planning application for up to 52 residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access) – permitted 5 June 2024 - RM/24/98388 – Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for construction of 49 residential dwellings – approved 13 February 2025		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	Four representations received, raising concerns about the boundary treatment proposals for Plot 1, noting the following: - 1.8m brick wall boundary to Plot 1 would be close to Westfield House, encumbering access for maintenance of boundary fence and hedge; - Brick wall would obstruct views from Westfield House; - A short hedgerow boundary would be more appropriate; - The wall would be visually intrusive.		
Allbrook Parish Council:	Objection: There are concerns about the boundary wall surrounding Westfield House as to the height and materials, in addition to the potential impact on views and privacy.		

Response to representations
This application relates to the discharge of two conditions (3 – Arboricultural Method Statement and 9 – Landscaping), relating to the reserved matters approval of 49 dwellings on the site (ref. RM/24/98388). No publicity is required for these applications, however, representations have been received as outlined above and this report provides a response to the concerns raised in relation to Condition 9. The representations relate specifically to the proposal for a 1.8m boundary wall to be constructed around the boundary of Plot 1 on the southern side of the development site. The boundary treatment proposals were initially assessed as part of the reserved matters application, and approved in February 2025, and for Plot 1 it comprises a 1.8m brick wall around its rear garden boundary with a 1m post and rail fence around the front garden boundary. The boundary treatment plan submitted with Condition 9 (landscaping), has resulted in some minor changes to the proposed boundary treatments on the wider site, but does not change the approved details for Plot 1. With regard to the concerns raised, the following would be noted: - A brick wall for the rear boundary of this prominent plot is considered appropriate and more visually attractive than other alternatives such as fencing. It is also consistent

with the boundaries proposed for other corner properties on the development site. A hedgerow boundary would be unlikely to provide sufficient privacy for future occupants and could also result in issues relating to maintenance and height.

- Westfield House has a low fence and hedgerows along its boundary. Whilst the wall to Plot 1 would be partially visible from this property, it would not extend adjacent to the whole length of the Westfield House boundary and it is considered that views from this neighbouring property would not be significantly impacted.

Conclusion:

Recommendation:

**APPROVE CONDITIONS
DISCHARGE ☒**

REFUSE ☐