

DELEGATED OFFICER REPORT

Application Ref: H/26/101315

Site Address: 7 BROXBURN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5DX

Case Officer: Charlie Vallis

Description: Retrospective planning permission for the retention of a 1.9m high timber boundary fence.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 3.6.26		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11, DM13 and DM14.

Supplementary Planning Documents:

Quality Places; Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM13 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the proposed boundary fence is suited to the host dwelling in terms of its form, scale and appearance.
- Fencing in some form has been in place in this position for a number of years, in the form of lower fencing, which was staggered to follow the slope of the adjacent pavement. Planning permission for the retention of the current fencing is required due to its height adjacent to the highway.
- A section of hedgerow to the south has been retained, meaning that fencing is not visible from Hiltingbury Road and views from Kingsway are limited until you are directly in front of the application site.
- Although frontages are generally open and verdant along Broxburn Close, properties to the south-west generally back onto this side of the road. In this context and with fencing in place previously, the proposals are considered acceptable, particularly as the fencing appears less disjointed than the previous staggered fencing.

- Given the width of the pavement at the junction between Broxburn Close and Kingsway, the height of the fencing would not restrict sight lines and would not present additional highway safety concerns.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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; (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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...