

DELEGATED OFFICER REPORT

Application Ref: H/25/100532

Site Address: 10 VANBURGH WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1SE

Case Officer: Charlie Vallis

Description: Retention of 1.8m high fencing around rear garden, with replacement planting between the fence and the highway edge.

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

Planning History?	Yes ☒	No ☐
• Z/16805/000/00 – Residential & associated development – Appeal allowed – Dec 1977 • Z/16805/002/00 – Construction of roads, junctions, footpaths, verges & drainage – Permit – Nov 1978 • Z/16805/004/00 - Siting and design of 63 dwellings with garages – Permit – Aug 1979 • Z/32992/000/00 – Addition of dormers and raising of roof – Permit – Aug 1993 • H/26/101115 – Convert existing double garage. Change mono-pitched roof over porch to dual pitched. Change colour of all fenestration to Anthracite Grey – Permit – May 2026		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of support was received from the neighbour at no.11 Ashbridge Rise (copied below): • We support the application to retain the new fencing and hedging along their boundary. It looks a lot more tidier for us neighbours and once new hedges established will suit the street very well. 1no. letter of comment was received from the neighbour at no.13 Ashbridge Rise (copied below) • The laurel hedges were removed and replaced by fast growing firs - although it all looks neat at the moment these trees will grow high and have less aesthetic appeal and less environmental appeal than something like a beech hedge or flowering shrubs or fruit / nut trees for nature.		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 7.5.2026		

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 and S2; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Trees and Development; Character Area Appraisals.

Assessment:
The application proposes the retention of 1.8m high closed-board timber fencing, which has been set-back slightly from its boundary adjacent to the highway, with conifer trees planted between the fence and the edge of the pavement.

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

- The development is within the urban edge where the principle of development is acceptable.
- Closed board fencing adjacent to the public realm is not commonplace in the locality, with boundary hedging being more characteristic of the surrounding area. Given that planting has been put in place, particularly once mature, this would work to soften the appearance of the fencing. A condition will be placed to ensure that the hedgerow is given the time to properly establish.
- With planting in place, the development is considered well integrated with and respectful of the character and appearance of the locality, in accordance with EBLP policy DM1.
- The development would not be an overdevelopment of the site, not affecting parking requirements or provision, nor the extent of the property's rear amenity space.
- Although requiring planning permission due to its proximity to the highway, the fencing would not raise any particular concerns in relation to highway safety.
- Given the size and positioning of the fence/planting away from neighbouring properties, the development is considered to accord 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 light or outlook.
- No adverse impact upon trees or other natural features worthy of retention will result from retaining the proposed development.
- 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 by 2030; (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 ☐
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Comments ...
