

DELEGATED OFFICER REPORT

Application Ref: H/24/96789

Site Address: 1 LINNET SQUARE, EASTLEIGH, SO50 9JL

Case Officer: Rachael Morris

Description: Erection of boundary wall/fencing to the north boundary of rear garden (Retrospective)

Particular Site Constraints?	Yes ☒	No ☐
- Site Specific Policy - Aviary Estate - Within the urban edge		

Planning History?	Yes ☒	No ☐
H/23/94685 - Single storey front side and rear extension – Permit – Apr 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Asset Management:	No response required		
Hampshire Highways:	No response required		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 23/02/2024		

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, DM14 and E10.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11, DM14 and E10 from the 2016-2036 local plan, in that:
<u>Principle</u> - The development is within the urban edge where the principle of development is acceptable. - Policy E10 states that in order to protect the special character of the Aviary Estate, development including extensions will not be permitted unless all the following criteria are met: the size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development; and the open spaces identified on the policies map are retained and their settings are not adversely affected.

Design and layout

- The wall has been amended to reduce the height across its length by approx. 225mm (by removing one block) to minimise potential dominance adjacent to the highway. The previous use of the space created a more open character however, the proposed wall, with the proposed reduction in height, would not be unacceptable to enable a better use of the plot for an increased rear garden.
- Overall, the proposed wall accords with the locality where there are other examples of high walls, even with fence panel inserts, like this one proposed. This wall has been reduced in size, as unlike the other bricked examples, this wall will be rendered which could result in a starker finish when compared to brick.
- Nonetheless, there is render seen within the locality of the Aviary Estate and a condition will be placed to ensure this render is applied and the wall completed within 6 months, because in its current block form it appears unattractive to the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. Although a parking area was lost by the creation of this wall, an internal site layout alteration has resulted in off-highway parking still being maintained.
- The proposed boundary wall is to an existing residential boundary and does not impact on the openness of the communal open space available in Linnet Square.
- 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.

Other material considerations

- 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 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 Environment 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 ...