

DELEGATED OFFICER REPORT

Application Ref: H/24/98434

Site Address: 15 WHEATSHEAF COURT, HEDGE END, SOUTHAMPTON, SO30 4DX

Case Officer: Rachael Morris

Description: Erection of 1.8m fence to the northern boundary with replacement hedgerow between the fence and the highway edge.

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

Planning History?	Yes ☒	No ☐
- Z/26963/000/00 - Erection of a dwelling and garage – Grant outline – May 1984 - Z/26963/001/00 - Erection of detached house and garage – Permit – Aug 1984		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	52 Upper Northam Road. Comment. Although we don't see a right to object, we would like to comment on the visual appearance of a 2m fence facing the Highway. There is not one property on Upper Northam Rd, the approach road into Hedge End, that has a 2m high Fence. Personally I think it would look strange and out of place, however if the planning department feel it is appropriate then it should be down to your decision, all we would ask is that it was erected back on the property line as over several years the existing hedgerow, has grown out over the footpath and restricts the vision when pulling out of the neighbouring service road, presenting a hazard to traffic joining the highway.		
Parish Council:	Object on the basis of not in keeping with the Streetscene.		
Ecology:	This site is in an amber impact risk zone for great crested newts. There are records of slow worms, bats, stag beetles, and hedgehogs close to the site. Nesting birds could also be using this hedge. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.		

Site Visit:	Yes ☒	No ☐
Details: 20/12/2024		

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

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 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.

Design and layout

- The proposed fence would measure 1.8m tall and would be set back from the highway edge by approx. 1m to allow for a replacement native hedgerow.
- Although fences over 1m are not typically seen within the locality, tall hedgerows are commonplace. Whilst proposed to the front, the location of this fence would not be typical as it does not create an immediate frontage to the host dwelling. The host dwelling would be set back from this fence by approx. 27m and as such is not characterised as a typical front boundary fence. The fence would more likely read as a side fence which are commonly 1.8m tall; which is already seen within Wheatsheaf Court, serving the side of an Upper Northam Road property.
- Allowing for a 1m set back for a native hedgerow will enable the fence to be softened in its environment while also offering a boundary edge for the property from the highway.
- The hedgerow would be conditioned to be planted within the next planting season after the fence has been installed, to be maintained for at least a 10-year period and retained thereafter.
- The existing car parking will be unaffected by the proposal.

Other material considerations

- 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.
- Nature Space, a leading consultee for newts, recommend that for householders all of the 3 criteria must apply before the Newt Officer is consulted (The site lies in the red or amber impact risk zones, there is a pond onsite or within 50m of the red line boundary, there is suitable habitat affected by the development proposal (e.g., rough grassland, meadows, woodland, scrub, log piles, rubble piles, hedgerows, ponds and ditches).) In this case, only 2 of these criteria apply and as such no further action is required. Moreover, a hedgerow can be removed without planning permission with the only development requiring planning permission being the fence; as such it was not considered appropriate to require surveys of this.
- Informatives will be placed on the decision notice regarding nesting birds and newts. A biodiversity enhancement is considered to be provided through the replacement hedgerow which will be of a native species, according with policy DM11 of the Eastleigh Local Plan (2016-2036).
- 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 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 ...
