

DELEGATED OFFICER REPORT

Application Ref: H/24/98004

Site Address: 7 OAK DRIVE, FAIR OAK, EASTLEIGH, SO50 7JT

Case Officer: Charlie Vallis

Description: Erection of boundary wall with planting between the wall and highway edge.

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

Planning History?	Yes ☒	No ☐
- WIR1606500000 – Erection of building for winter storage of householder's boat – Permit – Jan 1970 - WIR2006801400 – Two storey addition – Permit – Apr 1972 - Z/26075/000/00 – Ground floor side extension – Permit – May 1982 - Z/33747/000/00 – Erection of 1no. two bedroom house – Refused / Dismissed at appeal – July 1996 - F/07/61035 – First floor side extension to north elevation. Two storey side extension to west elevation following demolition of existing and monopitch roof to front elevation – Refuse – Oct 2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		
HCC Highways:	<u>13/01/25:</u> In regard to application H/24/98004, having reviewed the information contained within the application pack, along with the site specific location of the proposed wall, there would be no objection to the proposals from a highway perspective. Whilst the wall may present some visibility issues when exiting the car parking court to the north east, these issues would be anticipated to be minor given the level and speed of pedestrian and vehicle flows. Additionally, the wall replaces a high hedge which would likely grow outwards at times, reducing visibility even further, and also potentially obstruction the footway to some extent.		
EBC Ecology:	<u>31/12/24:</u> Aerial photos show a large hedge in the front garden and two more in the rear garden. Hedges will provide potential habitat for nesting birds. There are records of hedgehogs in the wider area. The Existing and Proposed plans only show existing firs to be removed on the southwestern boundary, to be replaced by new decorative planting with the new wall shown on that boundary from A to B. The new planting has not been specified. All applications are required to provide some biodiversity enhancements in accord with Local Plan policy DM 11 and NPPF paragraph 180. This proposal can provide some biodiversity net gain if the shrubs or trees provide flowers for pollinators and fruit and seeds for birds and other wildlife. A precautionary working method for nesting birds and hedgehogs will be required.		

Site Visit:	Yes ☒	No ☐
Details: 31/01/2025		

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 and DM14.

Supplementary Planning Documents:
Quality Places; Residential Parking Standards; Bishopstoke, Fair Oak & Horton Heath Character Area Appraisals (BIFOHH 47).

Assessment:

Principle:

- The development is within the urban edge where the principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:
 - (a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...
 - (c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Site and surroundings:

- The application site consists of a two-storey detached dwelling, located in the north-east corner of Oak Drive. The host dwelling has a parking area to its front, which is screened by hedgerow to the south and east, and a row of garages to its northern boundary.
- The surrounding area is characterised by similarly designed two-storey dwellings with generally open frontages.

Proposal:

- The application proposes to replace the existing hedgerow, which forms the southern boundary of the host dwelling’s parking area, with a boundary wall and planting.
- The proposed boundary wall would measure 1.97 metres in height and would be set back from the highway edge by approximately 1.5 metres to allow for replacement planting between the wall and the public realm.

Design and layout:

- Due to the orientation, spacing and location of the host dwelling and the proposed boundary wall, the host dwelling would maintain a relatively open frontage, and the proposal is likely to be characteristic of a side boundary wall.
- Side boundary walls and fencing of a similar height to the proposal are relatively common in the wider locality; present on the entrance to Eastville Road opposite and on the corner as you first enter Oak Drive.

- Although in a relatively prominent position in the street scene, by setting the boundary wall back from the highway to incorporate planting to its front, the boundary wall would be adequately softened in its environment and visually coherent against surrounding vegetation, whilst also offering a boundary edge for the host dwelling's parking area.
- The planting would be conditioned as native and to be planted in the next planting season after the boundary wall has been erected, to be maintained for at least a 10-year period and retained thereafter.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that it takes account of its locality through appropriate layout, materials and scale.

Other material considerations:

- The development accords with the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.
- No objections were raised by HCC Highways from a highway safety perspective and existing car parking will be unaffected by the proposal.
- In accordance with policy DM11 of the Eastleigh Local Plan (2016-2036) a biodiversity enhancement is considered to be provided through the replacement planting, which will be conditioned to be native species to encourage local wildlife. Precautionary working methods will be conditioned and informatives will be placed on the decision notice in relation to hedgehogs and nesting birds.
- 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 ...
