

DELEGATED OFFICER REPORT

Application Ref: H/25/99524

Site Address: 4 ROTHER CLOSE, WEST END, SOUTHAMPTON, SO18 3NJ

Case Officer: Charlie Vallis

Description: Replace an existing 1800mm high close board fence and concrete posts, which follows the ground level as it drops away from the footpath on Townhill Way, with a new fence starting at 1800mm high, but continuing out level. The proposed new fence will be wooden close board with concrete posts.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order (73-E)		

Planning History?	Yes ☐	No ☐
• Z/16883/000/00 – Residential development – Grant Outline Permission – Jan 1980 • Z/16883/00A/00 – Residential development – Grant Outline Permission – Jan 1980 • Z/16883/00B/00 – Residential development – Grant Outline Permission – Apr 1983 • Z/26829/001/00 – Erection of 19 houses and garages – Permit – Dec 1983 • Z/29853/001/00 – Single storey side extension inc. double garage – Permit – Jul 1994 • Z/29853/002/00 – Proposed detached double garage – Permit – Jul 1996		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Consultant:	It is likely that the large pine tree that is present on site is protected by a TPO. Therefore, the applicant should be aware that any harm to the roots would constitute a breach of the Order. However, fences – if constructed with care and consideration – are not high risk and we feel the proposal is achievable. Therefore, we raise no arboricultural objection to the proposal.		
HCC Highways:	Having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective. The additional fence height has no impact on the highway, with no change to visibility splays, movement, or access.		

Site Visit:	Yes ☒	No ☐
Details: 31/07/25		

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 DM13. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (HEWEB – 56).

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

Principle:

- The development is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies and supplementary planning guidance.

Site and surroundings:

- The application site contains a two-storey detached dwelling, with its rear boundary bordering a roundabout towards the centre of Townhill Way. The boundary is set back from the road behind a footpath and an area of grass and vegetation.
- Other properties at Rother Close are positioned in a similar arrangement to the host dwelling, with boundary fencing of approximately 1.8 metres in height relatively common within the locality.

Character and appearance:

- A significant change in ground level in the area of the proposed fencing was noted during a site visit. New fencing of approximately 2.5 metres is therefore likely to appear continuous with the existing fencing along this boundary.
- Close board fencing at a similar height to the proposal, from normal ground level, was noted in the locality during the site visit.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the proposed fencing takes account of its locality in terms of its form, scale and appearance.

Residential amenity:

- 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; with the proposed fencing being of a modest scale and well-distanced from neighbouring properties.

Highway safety:

- In consultation with the Local Highway Authority, the proposal would be considered to accord with policy DM13 (Local Plan 2016-2036) in that the height and positioning would not result in harm to highway safety, not affecting visibility splays, movement or access.

Other matters:

- There will be no adverse impact upon trees or other natural features worthy of retention, with our tree consultant satisfied that the proposed fencing is achievable without causing damage to the protected pine tree.
- 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 ☐
Comments ...		