

## DELEGATED OFFICER REPORT

**Application Ref:** H/22/92987

**Site Address:** COLLAROY, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Retention of garage on existing driveway

|                                                                                                                               |                                                |                                    |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

|                                                                        |                                     |                                               |
|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                     |                                               |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | 6 letters of representations were received to the application, and all of these were supporting. They raised the following reasons: <ul style="list-style-type: none"><li>• The design and layout are in keeping with the local street scene.</li><li>• It is unobtrusive and a worthwhile addition to the property.</li><li>• It can provide more privacy for us as we are less able to directly look in at one another.</li><li>• It does not cause any loss of privacy, light, or view to our property.</li></ul> |                                             |                                           |
| Parish Council:   | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                             |                                           |

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 17 <sup>th</sup> June 2022 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Development Plan:</b><br>The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.                                                                                                                                                                                                                                                                                    |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 26)                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>• Retain/reinforce the grass islands and associated coniferous and broadleaved tree planting.</li><li>• Mitigate the effects of the heavy vehicular traffic on Botley Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.</li><li>• Ensure that any backland development is subordinate to the existing development and serviced via a separate access road</li></ul> |

## **Assessment:**

The application site contains a detached chalet bungalow of a simple design. At the front elevation, there is a large front garden which is predominately soft landscaped. The surrounding area is residential in nature containing a mix of property styles including bungalows and two storey dwellings. The older residential development being linear in layout addressing the heavily vehicular trafficked Botley Road. This application is retrospective and seeks to retain an oak framed garage on the site frontage. During a recent site visit, it was noted that the garage, subject to this application, had already been undertaken.

### **Principle**

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

### **Character and Design**

- Following a site visit, it was noted that the proposed garage has already been constructed and situated down the existing driveway at the front of the application site. The structure itself is 6.9m in depth by 2.88m in width by a ridge height of 3.61m and eaves height of 2.1m. It is finished in softwood weatherboard, clay tile roof and brickwork base. It also features timber garage doors.
- Owing to the introduction of new materials which is not currently found on the host dwellinghouse, the addition and finish of the garage is considered to result in an incongruous addition to the surrounding area. However, given the surrounding detached garages are varying in terms of their size and appearance, and having little uniformity, thus the design does not look particularly out of character.
- Botley Road has multiple examples of detached garage, some of which is in a bigger size, so the proposal does not set a precedent to the area.
- Whilst the detached garage is located to the front of the property and adjacent the highway, the timber nature cladding of the structure can be considered to have a softer feel, helping the structure to be absorbed in the locality. It does not overly prominent within the street scene.

### **Impact on Residential Amenity**

- There is a considerable distance to the host dwelling and neighbouring properties, therefore there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light, or outlook. It should be noted that 6 supporting letters have been received from neighbouring properties.

### **Trees and landscaping**

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed will not be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

### **Highways and Parking**

- The proposal does not lose any off-street parking spaces. Also, the driveway and garage are already in place and look to have been fully utilised for some time without incident.

#### 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.*

*The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.*

#### 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:**

- Subject to Conditions
- Taking account of the area is characterised by vary design of properties and garage, the overall scale of development is deemed acceptable. In applying a planning balance, the merit of the scheme is considered to outweigh the harmful impacts, so the proposal can be supported.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments

