

DELEGATED OFFICER REPORT

Application Ref: H/22/92759

Site Address: 1 HUNT AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BD

Case Officer: Claire Campbell-Best

Description: Retention of garden shed erection

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone and HRA Screening Criteria Aviation Safeguarding Article 4 – Restricting the use of land by hovercraft Public Right of Way 25m Buffer EBC Owned Land Southern Water 2m Buffer Bursledon, Hamble-le-Rice and Hound Character Area Appraisals		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Hound Parish Council:	Object on height. The size and scale is out of keeping LPA Response: The height of the shed is 0.5m higher than what is considered permitted development. If the overall height of the shed was 2.5m, planning permission would not be required. Aside from the height, the shed meets the other criteria for Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015		
Asset Management:	No comment		
HCC Countryside Access:	Public rights of way appear to be unaffected by the proposals. We therefore have no objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/07/2022		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Proposal</u> The application comprises a modern two storey semi-detached property located to the south-east of Hunt Avenue towards the end of a cul-de-sac. The surrounding area is mainly residential with identical semi-detached two storey dwellings featuring within the

street scene and some semi-detached bungalows directly opposite (north-west) the application site. There is residential amenity space to the front, side and rear of the property. The boundary treatment consists of a mixture of mature hedgerow/vegetation and vertical close board timber fencing.

This application seeks retention of a garden shed which is located in the side garden. The shed is visible from Hunt Avenue and slightly visible from a public footpath between Netley Recreation Ground and Denzil Avenue, south-west of the application site. The shed has been subject to enforcement action.

Principle

- The development is within the urban edge of Netley where the principle of development is acceptable providing the development complies with local plan policies DM1, DM2, DM11 and DM14.

Design and Layout

- The design of the shed is acceptable in terms of form, scale and appearance.
- The shed is constructed from horizontal timber in a natural finish with a ply and rubber mono-pitched roof, which is typical of sheds and outbuildings and as such is not visually intrusive within the context of the wider area.
- The design and layout respects the character and appearance of the locality.
- The shed is not considered to be an overdevelopment of the site and would retain sufficient amenity space.

Impact on 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.
- The shed is visible from the street scene, it was noted on the site visit that the shed is located at the end of Hunt Avenue and is partially screened by fencing and vegetation. It is only mainly visible from the end of Hunt Avenue; a small portion can be seen looking south-west from nos. 5 and 7 Hunt Avenue and north-east from the public footpath. Aside from these points in the street scene, the shed is not visible to the public realm. These factors help to reduce the visual impact of the shed within the street scene.
- There have been no objections from the adjoining or adjacent neighbouring properties.
- There are no windows to any elevations, only a pedestrian door; as such the shed will not result in an unacceptable level of overlooking.
- On balance, when assessing the visual impact with these considerations, the shed would not cause any detrimental harm to neighbouring amenities.

Other Material Considerations

- Considerable weight needs to be given to what can be carried out without obtaining full planning permission. Had the shed been 0.5m less in overall height, it would have complied with Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is fallback position is a material consideration.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The application site is close to a Public Right of Way, Hampshire Countryside Access where consulted and raised no objection to the retention of the shed.

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: This application is recommended for approval, subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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