

DELEGATED OFFICER REPORT

Application Ref: H/22/92974

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

Case Officer: Claire Campbell-Best

Description: Increase dropped kerb

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Tree Preservation Order(s) Southern Water Sewers 2m Buffer SGN Gas Pipeline Medium Pressure Scottish and Southern Electricity Networks		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/18254/000/00	Extension	Permit – 15/02/1978

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No Objection		
Southern Water:	No Objection		
Hampshire Highways:	There is no objection to the proposals from a highway perspective. It is proposed to widen the existing drop kerb width from 3.4 to 5.0m to allow for easier access and egress, and with the frontage of the property fully hardstanding, there will be adequate space to park and turn on site to enable forward gear access and egress.		
Trees:	There are no trees within the vicinity of the proposed drop kerb. As such, we raise no arboricultural objection to the proposal.		
Southern Gas Networks:	No Objection – Informative Advised		
Scottish and Southern Electric Networks:	No Objection – Informative Advised		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

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.
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Assessment:

Site and Proposal

The application site contains a detached bungalow to the east of Botley Road (B3354) and is set back from the highway in a long, linear plot with front and rear amenity space. To the front is a driveway providing on-site parking. The surrounding area is predominately residential in nature and made up of mainly detached single and two storey dwellings of differing ages and architectural styles.

This application seeks an extension to an existing dropped kerb from 3.4m to 5.0m, as Botley Road is a classified road, formal planning permission is required.

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge of Horton Heath where the principle of development is acceptable.
- The design of the increased dropped kerb is suited to the host dwelling in terms of its form, scale and appearance.
- There are several dropped kerbs and vehicular accesses evident on Botley Road and therefore it is considered that the increased dropped kerb would not be out of keeping with the existing street scene and would blend in with the character of the surrounding area.
- The proposed increase to the drop kerb is not considered to cause material harm to the amenities of the neighbouring properties
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.
- There will be no adverse impact upon trees or other natural features worthy of retention. Trees were consulted as part of the planning application but there are no protected trees within the vicinity of the dropped kerb and raised no objection to the proposed increase.
- There are no likely significant impacts on the SPA.
- Subsequent to any planning approval that may be granted by EBC as local planning authority, a secondary permission will be required from HCC to actually undertake the works.

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 ☐