

DELEGATED OFFICER REPORT

Application Ref: H/22/93174

Site Address: 23 UPMILL CLOSE, WEST END, SOUTHAMPTON, SO30 3HT

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of block boundary wall (Retrospective application) and proposed garden room to be painted cream

Particular Site Constraints?	Yes ☒	No ☐
• Within a Conservation Area (within the Gaters Mill and Romill Close) • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/21/92057 - Retrospective for 1.8m boundary wall and garden room - Refuse Planning Permission For - 24/01/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	MARINA ROMILL CLOSE - Objection - The block boundary wall is not in keeping with the boundary style in Romill close.		
Parish Council:	No Objection		
Ecologist:	Biodiversity enhancement is required.		
Built Heritage Consultant:	Withdraw Objection		

Site Visit:	Yes ☒	No ☐
Details: 12 th Jan 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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The application site is a two-storey detached dwelling sitting towards the end of the cul-de-sac. It completely lies within The Gaters Mill and Romill Close (West End Conservation Area) and forms part of a comprehensive estate development. To the rear of the property, there is a good-sized garden and a gate which provide access to Romill Close. The surrounding area contains older traditional styled dwellings, in which many of them still retain solid timber entrance doors, metal lattice windows, red brick facing material,

decorated chimney pots, and distinctive hipped pitched roofs. They also retain long rear garden which gives a significant sense of spaciousness. The old boundary treatment is a mix of brick wall near its garage and a close-boarded fence for the remainder of the rear garden. Since it fell apart, it has been replaced by a grey plain concrete block wall. This application is partly retrospective and seeks to retain the boundary wall and construct a garden room at the rear garden. This is the second recent application for the property, the previous application, H/21/92057, was refused on grounds of impact upon the character of the immediate surroundings, visual amenity, character and setting of the area and street scene. To make the boundary wall become more acceptable, this current application now proposes to render the wall in cream and then apply waterproof masonry paint.

Principle

- The application site lies within the urban edge; therefore, the basic principle of development is considered acceptable. However, the acceptability of any proposal would be dependent upon consideration of the design and impact upon the wider surrounding conservation area, as well as the impact upon neighbouring amenities, assessed against the relevant planning policies and supplementary guidance requirements.
- As the application site falls within conservation areas at Gaters Mill and Romill Close, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should not have an unacceptable impact on, and where possible should enhance the significance of heritage assets.
- Based on the advice from Local Planning Authority (LPA), it was considered that rendering the block boundary wall in cream colour and paint on the outside would be an appropriate solution to limit the visual impact. Therefore, the applicant has submitted this subsequent application in line with the LPA's advice.
- The submitted covering letter in the penultimate paragraph claims that the wall would be rendered and then painted in Cornish Cream Sandtex Microseal Ultra Sooth Exterior Wall Paint. The application form however omits to mention the render, saying the wall would be painted only – that is not acceptable without the render first. Following discussion with the agent, it was confirmed that the wall would be finished in render and paint on the outside. This can be conditioned to ensure a satisfactory visual appearance in the interest of the amenities of the area. In this instance, the Built Heritage Consultant has withdrawn his objection.
- From a site visit, it was also noted that some properties along Romill Road have been rendered in cream, therefore the proposal would be in keeping with the neighbouring properties within the vicinity.
- The rear garden of the site is irregular in shape, the proposed garden room could optimise the use of space by infilling the far corner. From the submitted plan, it is trapezoidal shape with a level roof profile facing the road. The roof slope shown on the plan (U.C.001 Rev D) is considered to be acceptable. Overall, the proposed garden room, by way of its design and selection of materials palette, would ensure the proposal makes a positive contribution to the existing property and its setting within the conservation area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The boundary wall is above the head height which helps to mitigate any overlooking across the neighbouring properties or from the roadside.
- Owing to the topography of the plot, dimensions, location and separation distance, the proposed garden room would not have an adverse impact the amenities of the neighbouring property. In addition, there are no side windows, and all the proposed door and windows would look towards to the rear garden, therefore it could not cause harm to adjoining properties in terms of the current levels of privacy and daylight.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- Following consultation with the Council's Ecologist, it is required that at least two hedgehog gaps (13 x 13 cm minimum) in the boundary wall to allow free passage of small mammals through the garden.
- There is a rainwater downpipe to discharge to a 1 m³ soakaway, located in the centre of the garden. Building regulations state that a soakaway must be a minimum of 5 m from any structure and the building inspector would need to check that this is appropriate. In addition to this, biodiversity enhancement is required. Planting flowering plants and shrubs within the garden to attract pollinators would be appropriate, especially if vegetation has been removed to build the wall. If this is not possible then another enhancement option is to install a bird box in a suitable location on the property. The agent has already sent an email agreeing to the above.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to 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

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- No impact with regards to off-street parking as no new bedrooms are proposed.
- Although the garden room will be located adjacent to a turning head, it will not impact on visibility or the manoeuvring area, being within the property boundaries.

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, 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.

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
- Rendering the current block boundary wall would help to soften its appearance when viewing from Romill Close and is considered to be in keeping with the surrounds of the wider street scene. Moreover, the garden room would not have any significant harmful impact upon residential amenity. The proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments