

DELEGATED OFFICER REPORT

Application Ref: H/22/93262

Site Address: 16 MORTIMER ROAD, BOTLEY, SOUTHAMPTON, SO30 2EN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Freestanding wooden shed in the garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• F/13/73390 - Replacement canopies to side - Permit - 13/12/2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comment received		
Parish Council:	No Comment or Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 29 th July 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 Appraisal for Hedge End, West End and Botley (HEWEB 50)

Assessment:
16 Mortimer Road is a ground floor flat with a small rear garden located at the end of terrace property to the southwest of Botley centre. There are currently no off-street parking provisions on site, however it was noted that Mortimer Road does provide the opportunity to park on-street. The surrounding area is residential in nature and comprised of 1950s/1960s terraces/semi-detached pairs. This application is retrospective and seeks to retain a detached wooden shed in the garden.
<u>Principle</u>
• 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

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 50) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and supplement with additional planting to prevent parking.
 - ii) Maintain the predominant plot widths and continuity in building line.

The wooden shed is located at the rear garden and as such does not undermine the guidance and strength of character highlighted within the Character Area Appraisal SPD.

- The wooden shed is very modest in size and is tucked away in the far corner of the rear garden. The timber construction and use of a green coloured finish result in a very subservient and inconspicuous structure that can blend into its fences and surroundings. Overall, the design of shed is suited to the host dwelling in terms of its form, scale, and appearance.
- Due to its size, the shed can retain sufficient amenity space and does not cause overdevelopment.
- It was noted that there are examples of shed in neighbouring dwellings, therefore the wooden shed respects the character and appearance of the locality. It does not stand out as an incongruous feature amongst the other properties within Mortimer Road.

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 wooden shed 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. It should be noted that no objections have been received from the neighbours.

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.

- The Council's Ecologist has been consulted as part of this application, and she has raised no objection to the proposal.

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.
- The proposal does not incorporate any additional bedrooms, so it does not impact on the existing car parking arrangements.

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

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Conclusion: • Subject to Conditions • On balance, the wooden shed is very modest in size, therefore it does not have a harmful impact upon residential amenity and the character of local area. It is recommended for approval.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		