

DELEGATED OFFICER REPORT

Application Ref: F/22/93388

Site Address: 1 RAILWAY COTTAGE, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Case Officer: Rachael Morris

Description: Erection of end of terrace 3-bedroom dwelling following demolition of existing side outbuildings. Single-storey rear extension to existing retained property following demolition of conservatory.

Particular Site Constraints?	Yes ☒	No ☐
Countryside		

Planning History?	Yes ☒	No ☐
F/06/57725 - Use of land as scramble track facility with associated raised contours and provision of extra bunds – Withdrawn – Nov 2006		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
The Gardens Trust:	No Comment		
Hampshire Garden Trust:	No Comment		
Ecology:	The photo (on Google maps) of the house and grounds shows that there is potential habitat for a variety of protected species on site or nearby. There are records of great crested newts and bats in the area. A preliminary ecological assessment is required. This must include an internal inspection of the loft and recommendations for biodiversity enhancements. The proposal is for a soakaway 5 m from any buildings, which is fine subject to a successful infiltration test. This can be conditioned, however if soakaways are not possible there needs to be an alternative drainage plan.		
Hampshire Highways:	In regard to application F/22/93388, having reviewed the information contained within the application pack, there is no objection to the proposals from a highway's perspective. Vehicle access to the site is via a frontal driveway which provides adequate parking for both the existing and proposed dwellings. This is the current situation for the existing dwelling, and adequate visibility is accepted. In terms of the surfacing for the driveway, it is not clear from the application pack what this will be. As such it is requested that the surface be of a non-migratory material, as if it were to be constructed of (for example) shingle, it is likely that this would be tracked out onto the highway and could become a highway safety concern.		

Site Visit:	Yes ☒	No ☐
Details: 30/08/2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

The development has been considered against policies DM1, DM2, DM11, DM14, DM29 and DM30 from the 2016-2036 local plan, in that:

Principle

- Policy S5 states planning permission will be granted for new development in the countryside provided it is related to: the provision of employment through agricultural development, the extension and replacement of existing employment uses and the re-use of existing buildings; residential extensions and replacement buildings, limited residential conversions, rural workers' dwellings and accommodation for Gypsies, Travellers and Travelling Showpeople; community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets; outdoor recreation and open space; allotments and community farms; cemeteries; and essential public utilities.
- In principle, additional dwellings are not supported within the countryside, and it does not meet the criteria above to result in acceptable development.

Design and layout

- The site lies to the north of Allington Lane. The existing site is made up of 1 half of a 1920s type design semi-detached pair. The semi-detached pair is set in relative isolation and does not have any other neighbouring properties close-by.
- The proposed dwelling is a modest end of terrace property that would be to the same design as the existing attached dwellings.
- 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 proposed windows would not be too dissimilar than the existing windows to the neighbouring properties where some level of overlooking to neighbouring gardens is to be expected within a residential setting. The proposed windows would not create overlooking or loss of privacy to an unacceptable extent.
- Although a modest proposal, the dwelling would be contrary to policy within the development plan, which does not allow additional dwellings within the countryside. As such, the proposed dwelling would represent an undesirable intrusion into an area of countryside for which there is no overriding planning justification to allow the proposal.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- The development would retain sufficient amenity space and meet parking standards.
- The proposal would require mitigation towards the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure by the population increase resulting from the development. This has not been requested but if the application were to receive support, then this would have been required.
- The council's ecologist requested further information including a preliminary ecological assessment specifically regarding great crested newts and bats. This was not supplied and as the intention was not to permit the scheme, it was

considered unreasonable to follow this up as an unnecessary cost to the applicant. In the event that the scheme were to reach a permit decision, then this information would have been required. Moreover, there would be a requirement to prove a biodiversity net gain, as set out in policy DM11.

- In addition, the floor layout plan would need to accord with the higher access standards that we require within our local plan under policy DM29, which states, development should meet higher national access standards as set out in Part M of the building regulations for new build residential development, specifically part M4(2). In the event this application was to receive support, this would have been conditioned.

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:

Recommendation:

PERMIT ☐

REFUSE ☒

The proposed dwelling would represent an undesirable intrusion into an area of countryside for which there is no overriding planning justification. As such the proposal is contrary to policy S5 of the Eastleigh Borough Local Plan [2016-2036]

The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure by the population increase resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.

Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species (such as great crested newts and bats) which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016-2036]