

DELEGATED OFFICER REPORT

Application Ref: H/22/93147

Site Address: OAK TREE LODGE, OAKHILL CLOSE, BURSLEDON,
SOUTHAMPTON, SO31 1AP

Case Officer: Gary Osmond

Description: Construction of garage, relocating existing entrance from Oakhill Close to
Dodwell Lane and reduce front fence height

Particular Site Constraints?	Yes ☐	No ☒
- Within the urban edge - Within an established residential area		

Planning History?	Yes ☒	No ☐
F/07/61061 - Addition of front dormer window, conversion of garage to form habitable room and construction of detached double garage – Approved Nov 2007		
35284/001 – Erection of 2m fencing – Approved Apr 1999		
35284/000 – Replacement roof – Approved Apr 1998		
859/71 – Alterations – Approved Sep 1971		
G509 – Conversion of stables into dwelling – Approved Dec 1958		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations received, one supporting the intended moving of the vehicular access and one objecting to application raising the following issues: - Already a double garage on site - No need for accommodation at first floor - Concern over intended use of building and existing condition of the application site		
Bursledon Parish Council:	No comments received.		
Hampshire Highways:	There is no objection to the proposals subject to the closure and re-instatement of the existing vehicle access from Oakhill Close. It is noted that a vehicle crossover already exists at the proposed access, seemingly utilised for garden access at the present time. This can be used for the proposed primary vehicle access, where suitable visibility can be achieved for the specific location in line with adjacent properties. Conditions recommended.		
Southern Water Services:	No objection provided proposed works do not encroach into the sewer easement which runs across the site.		

Site Visit:	Yes ☒	No ☐
Details: 24/08/2022 – See separate site photos		

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:**Proposal:**

The application is in two parts consisting of the proposed construction of a detached double garage with first floor accommodation in the roof space; and relocation of the existing vehicular access from Oakhill Close to Dodwell Lane.

Policy & Principle:

The application site lies within the urban edge and within an established residential area where the basic principle of development is considered acceptable. However, any formal planning approval will be dependant on that proposed being considered appropriate and in accordance with the relevant adopted Local Plan policies and planning guidance. In this instance, the most relevant policy is DM1, which requires development to be appropriate and to have no adverse impact upon neighbouring uses and occupiers, and to be appropriate in terms of the street scene and character of the surrounding area. Further guidance is contained in the Council's 'Quality Places' Supplementary Planning Document.

Layout, Form, Scale, Design, Street Scene & Area Character:

In terms of visual impact and the character of the surrounding area, there are no objections in relation to moving the current vehicular access. In fact, the original access to the property was from Dodwell Lane via the proposed access, and the original kerb and tarmac verge crossing are still in place.

However, there are strong concerns as to the size and height of the proposed garage, as well as its very close proximity to the side wall of the neighbouring bungalow. Whilst acknowledging the reasons for wanting the garage, it is of a scale considered excessive for the very limited space available. If built, it would be of a height not dissimilar to the neighbouring bungalow and appear extremely cramped, being within a few centimetres of both the neighbouring bungalow and the application dwelling. This would be out of keeping with the more spacious character of the surrounding area and would have an unacceptable impact upon the street scene. For these reasons, that proposed is considered to be contrary to the requirements of Policy DM1 of the adopted Local Plan and the Council's 'Quality Places' SPD.

Parking & Highway Issues:

In terms of parking, there is ample space available from the Dodwell Lane access to accommodate the minimum three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for what is presumed to be a four bedroom dwelling.

As set out in the Hampshire Highways' response, there is no objection to reinstating the original Dodwell Lane access, provided the current access from Oakhill Close is stopped up and no longer used for vehicular purposes.

Residential Amenity:

Some concern has been raised in relation to the intended purpose of the proposed garage, in that it could be used for business purposes, be converted into additional living accommodation or even turned into a separate dwelling. Whilst these concerns are acknowledged, there is nothing within the application submission to suggest that this is the intention. It was noted that the applicant does possess a number of vehicles in various states of repair. However, this does not mean that a business is being run from the premises or that this is the final intention. Notwithstanding, were the application to be

approved, conditions could be imposed upon the building if considered necessary. Alternatively, should activities cause issues in relation to the amenity of neighbouring properties or the surrounding area, this could be investigated and appropriate action taken should it be deemed necessary.

Trees & Nature Conservation:

The proposals raise no concerns in respect of trees or nature conservation.

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.

Other Matters:

In addition to the above planning concerns, there are reservations as to whether it will be physically possible to build a garage of the size proposed within the space available. Based on the submitted drawings, there would be insufficient room to either side of the garage to accommodate roof eaves or guttering. There would also be insufficient space to construct foundations or erect the scaffolding required to build the roof. Whilst not strictly a planning consideration, it would be unprofessional to consider approving a development which clearly cannot be constructed in the form proposed.

Conclusion:		
Recommendation:	PERMIT ☐	REFUSE ☒
Whilst there is no objection to relocation of the current vehicular access back to Dodwell Lane, the size, scale and height of the proposed garage and its resulting impact upon the street scene and visual amenity of the area is of concern and considered to be detrimental enough to warrant a recommendation of refusal.		