

DELEGATED OFFICER REPORT

Application Ref: H/22/93614

Site Address: 24 GRANTHAM ROAD, EASTLEIGH, SO50 5EY

Case Officer: Claire Campbell-Best

Description: Timber outbuilding to provide store/workshop (Retrospective)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge		
Within Built-Up Established Area		
EBC Owned Land		
Southern Water 2m Buffer – Surface Water and Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/92386	Single storey rear extension and porch	Permit – 07/03/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No comments received		
Ecology:	<u>Comments received 05/09/22:</u> Further information is required on the surface water drainage arrangements to prevent flooding or puddling to neighbouring areas. Biodiversity enhancement is also required.		
Southern Water Services:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer		
Asset Management:	No comments received		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/10/2022		

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.

Assessment:
<u>Site and Proposal</u> The application site consists of a two storey semi-detached dwelling located on the north-eastern side of Grantham Road. To the front of the property there is a garden and driveway and side access to the rear garden which contains an outbuilding in the north-eastern corner. The side is enclosed with 1.8m close board fencing to the side and rear

boundaries and low-level fencing to the front boundary. There is a service road that runs along the eastern boundary of the application site providing access to residential garages. The surrounding area consists generally of two storey semi-detached dwellings and forms part of an established residential area with public open space (Grantham Green) directly south of the application site.

This application seeks approval for the retention of the timber outbuilding located in the corner of the rear garden. It was noted by the Planning Officer during the site visit to planning application H/22/92386 the outbuilding was over the height allowed under permitted development regulations (2.95m approx.) and required planning permission. The outbuilding will be used as a workshop/store which would be ancillary to the host dwelling. The outbuilding has a shallow mono-pitched roof and will be accessed by a set of patio doors to the front elevation and a garage style roller door to the side elevation and will be finished in timer grey/brown cladding.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Eastleigh where the principle of development is acceptable.
- The design of the outbuilding is suited to the host dwelling in terms of its form, scale and appearance.
- There are garages within the service road and in close proximity to the outbuilding which have similar heights and roof designs. The outbuilding is considered to be in keeping with the surrounding garages and would not cause any significant visual harm and will blend into the street scene.
- The outbuilding is sited at the bottom corner of the rear garden and will be mostly screened from the public realm by both the host dwelling and the 1.8m boundary fence.
- While the materials to the outbuilding would not match the host dwelling, the timber style cladding is commonly used for outbuildings and is considered acceptable.
- 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.
- In order to protect the amenity of the nearby neighbouring residents, the use of the outbuilding will be conditioned to ensure it will not be used for any business, commercial or industrial use or as an independent unit of accommodation.
- The Council's Ecologist was consulted upon and requested surface water drainage information in order to ascertain the current drainage arrangements. It has been confirmed via email with the Agent, the applicant intends to install a new soakaway when the recently permitted rear extension to the host dwelling is complete. This will be inspected by Building Control to ensure the drainage is satisfactory. The Council's Ecologist has confirmed they are content with these drainage arrangements.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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 ☐