

DELEGATED OFFICER REPORT

Application Ref: H/22/93282

Site Address: 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

Case Officer: Claire Campbell-Best

Description: Part retrospective erection of lean-to structure on side for ancillary storage use

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within an Established Residential Area EBC Owned Land – Sold Southern Water Sewers 2m Buffer – Foul Sewer Tree Preservation Order		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/31765/002/00	Construction of dropped kerb	Permit – June 2001
H/20/88618	Two storey rear extension, hip to gable extension, front and rear dormer and elevational alterations	Permit – Nov 2020
H/21/89891	Two storey front and rear extensions, hip to gable extension, front and rear dormer, single and first floor rear extension and elevational alterations	Permit – Apr 2021
H/22/92484	Part retrospective 2.6m boundary treatment change	Permit – May 2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
West End Parish Council:	No Objection		
Trees:	As there are no significant trees within close proximity of the development, we raise no arboricultural objection to its retention		
Asset Management:	No Comments Received		
Southern Water:	The plans show that the proposed structure is already built close to a public foul sewer. Building over/close to a “public sewer” is not normally permitted by Southern Water. The developer will need to contact Southern Water and submit a retrospective build/close over application and the following pre-commencement has been requested: A retrospective build close/over application must be submitted to Southern Water and details of the measures undertaken to protect public sewers must be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Reason: To ensure the satisfactory protection of public sewers		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

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:

Site and Proposal

The application site contains a two storey semi-detached dwelling on located on the western side of Swaythling Road (A27). The dwelling is set back from the highway with a hardstanding driveway to the front and a sizeable garden to the rear. The site falls within an established residential area and forms part of a row of detached and semi-detached dwellings to the western side of Swaythling Road, which are a mixture of scales, sizes, periods and designs. Properties are generally closely spaced with parking being largely off-street.

This application seeks the retention and consent to complete a single storey lean-to structure located on the side (north-east) elevation of the host dwelling and measures (approx.) 2.4m in height, 1.4m in width and a depth of 12.7m. The lean-to structure will be used as store and will be ancillary to the host dwelling. The proposal will be completed in materials to match the existing dwelling.

Principle

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge of West End and within an established residential area where the principle of development is acceptable.

Design and Layout

- The design of the single storey side lean-to is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- While the lean-to would span almost the depth of the host dwelling, the overall dimensions are only slightly over what can be carried out under permitted development and the height and width of the structure complies with permitted development regulations.
- The lean-to projects a modest approx. 1.4m to the east and is sited right up to the boundary line shared with no. 89a resulting in a narrow and subservient appearance and is not considered to cause any detrimental visual harm.
- The perceived depth of the lean-to is minimised due to the single storey nature of the development and it's set back from the principal elevation of the host dwelling. In addition, owed to the position of no. 89a within the street scene and the fencing between the shared side boundary between nos. 87 and 89a, the lean-to does not appear overly prominent within the street scene.

Residential Amenity

- 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 neighbour most impacted by the development would be the adjoining neighbour no. 89a. The lean-to is single storey in nature which reduces the overall impact. There would also be a separation distance of 1.2m between the lean-to and the adjoining neighbour which is considered acceptable. There are also no side windows to the eastern elevation of the development and as such there would be no concerns with regard to overlooking or loss of privacy. There have also been no objections from the adjoining neighbour.

Other Material Considerations

- As noted, the lean-to is sited right up to the shared boundary line with no. 89, the eaves appear to overhang the neighbouring property and certificate B has been signed as part of this application and adequate notice has been served to the neighbouring occupier.
- Southern Water were consulted upon due to a drain/sewer being in close proximity to the development. Southern Water have advised as the works are near completion, the applicant will need to submit a retrospective build/close over application. This will be controlled by condition and the agent has agreed to the pre-commencement condition via email.
- 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.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐