

DELEGATED OFFICER REPORT

Application Ref: H/22/93006

Site Address: CHURCH VIEW COTTAGE, 28 ALEXANDRA ROAD, HEDGE END, SOUTHAMPTON, SO30 0DP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of timber carport and cabin structure

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within the root protection area of a significant and protected tree • Tree Preservation Order(s) • Adjacent to Grade II listed building (Church of St John the Evangelist)		

Planning History?	Yes ☒	No ☐
• Z/33745/000/00 - OUTLINE: CONSTRUCTION OF DETACHED DWELLING AND GARAGE. - Refuse Outline Permission For - 04/01/1996		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	Object on the basis of out of keeping with the area.		
Ecologist:	No further concerns with the submitted surface water drainage plan. Biodiversity enhancements are required.		
Tree Consultant:	Remove the objection to the retention of the structure.		
Built Heritage Consultant:	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 28)

Assessment:
The application site is a prominent corner plot at the junction of Alexandra Road and St Johns Road with there being a notable slope across it down from the south-eastern

boundary to St Johns Road. The site's two road frontages are bounded by a number of mature trees which are protected by a Preservation Order. These trees, and particularly those on the Alexandra Road frontage, form an attractive feature of this part of Hedge End and make a notably positive contribution to the character of the area, giving this section of the street and the junction of the two roads an attractive open wooded appearance. This application is retrospective and seeks to retain a timber carport and cabin structure at the front garden. From the degree of debris in the carport, it appears to have been there for a while and is already in use. The site, as previously mentioned, contains a number of mature trees and within the root protection area, therefore the acceptability of the proposal will largely be dependent upon consideration of the trees.

Principle

- 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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

Following initial advice from the Built Heritage Consultant, there was concern that the timber carport and cabin structure could be dominant within the street scene and effect the appearance of St. Johns Road close to the church. However, it was noted from the site visit that the structure maintains an appropriate level of separation from Church of St John the Evangelist, so even it is above the fence line and being on St. Johns Road is seen by many people, it is difficult to argue that its presence unacceptably affect the views/setting to the Church of St. John the Evangelist to such an extent that the application should be refused.

- The use of natural timber will allow the carport an opportunity to weather and blend in with its environment over time. In addition to this, there are several planting and vegetation areas growing along the fence (towards St Johns Road), which will soften the visual impact of the carport and provide some screening. As such, the structure is not considered to have a detrimentally harmful impact upon the visual amenities of the wider surroundings.
- The carport is located in the inconspicuous part of the site, so it is not particularly prominent from the public realm. In particular, the application site currently has entrance gates which can help minimise its visual impact.

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.
- Owing to the topography of the land, location of the carport, separation distance, existing boundary treatment and natural screening, the neighbouring properties are not adversely impacted upon. The development accords with guidance set out in the 'Quality Places' SPD in that there is no unacceptable impact on the amenity of the neighbouring properties through overbearing impact, overshadowing, overlooking, or a loss of privacy. It should also be noted that no neighbour objection has been received in this respect.
- The residential amenities enjoyed by the occupants of the host dwelling does not be harmed, as there is sufficient front/side amenity space remaining, and all habitable rooms retain good light and outlook.

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 structure is built too close to the mature tree, and this tree could have potential bat roost features and would support nesting birds. Therefore, the Council's Ecologist has been consulted as part of this application.
- Details of the surface water drainage is required before determination. The applicant confirmed that the rainwater from the carport is going into 45-gallon water butts to harvest the water for the garden. An overflow from the water butts will run to the soak away on the plot. The Council's Ecologist raised no further concerns regarding this.
- Biodiversity enhancements must be installed. This could include a bat box and a bird box on the mature tree, a similar tree on the property or on the house and/or planting more flowering plants in the garden to attract pollinators.

Trees and landscaping

- Essentially, the structure is within the root protection area of a significant and protected tree. Due to the high risk of impact, the Council's Tree Consultant had initially raised an arboricultural objection to the proposal. Following discussion with the Council's Tree Consultant, a retrospective arboricultural impact assessment was requested to check what harm (if any) occurred to the tree as a result of its installation.
- It was confirmed by the applicant that a full tree survey has been undertaken in 2018 to ensure that the development was done with the trees in mind. After reviewing the tree survey, the Council's Tree Consultant has removed his objection to the retention of the structure.

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

Conclusion:

- Approve subject to Conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments

