

DELEGATED OFFICER REPORT

Application Ref: H/22/93679

Site Address: 7 FOUNTAIN COURT, HEDGE END, SOUTHAMPTON, SO30 4QF

Case Officer: Rachael Morris

Description: Retention of carport

Particular Site Constraints?	Yes ☒	No ☐
- Flood zone 2 and 3 - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/16962/002/00 - eight terraced houses with garages - Grant Outline Permission For – Jun 1979 - Z/16962/005/00 - Erection of 5 detached and two semi-detached houses with garages – Permit – Mar 1981 - H/22/92864 - Retention and completion of partially built fence and retention of carport (Retrospective Application) – Refuse – Jul 2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	20 Little Park Close. Support. Alterations to existing carport appear to have no impact on my property either overlooking or loss of privacy. 1 Fountain Court. Support. As residents residing on the opposite side of the road and in full view of the property 7 Fountain Court front elevation, we have no issue with the current structure or the proposed new structure.		
Parish Council:	No Objection, however, there are concerns that it has not been built in accordance with the plans submitted.		
Ecology:	There are records of bats in very close proximity to this site, however I don't think bats will be affected by this proposal. This application is very similar to the previous application, H/22/92864 and my concerns are the same as in my response of 30/5/22. This diagram also shows a flat roof, however the proposed car port is not shown connected to the garage roof. A surface water drainage diagram is required. Drainage from the car port must be channelled into the existing surface water drainage system for this property. Biodiversity enhancement is required. A bat box or a swift nest box may be appropriate. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.		

Site Visit:	Yes ☒	No ☐
Details: 10/10/2022		

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 is considered acceptable and complies with policies DM1, DM6, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The carport is situated to the eastern elevation of the host dwelling, in-front of the detached garage, covering the existing driveway. The carport's total height measures approx. 3.4m in height with an eaves height of approx. 2m.
- The proposal is constructed of pvc panelling, which is not commonly found within the vicinity and as such is an introduction of an incongruous feature to the locality.
- Although it is noted that this scheme has been amended from the previous submission to add a hipped feature to reduce its overall presence; this does not result in a structure that cannot be considered as excessive.
- The proposed car port does not represent a sympathetic addition to the main dwelling and results in the main dwelling's character becoming degraded through its excessive scale and material use that is not seen within the street scene. This does not accord with the Quality Places SPD that mentions a key design principle regarding design of materials and buildings (Key Design Principle 15) which states "The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area" of which this proposal fails to achieve.
- Overall, the car port would still present an incongruous and discordant addition, at odds with the main dwelling.

Residential amenity

- The carport is located to the eastern elevation of the host dwelling, and therefore the main neighbour that is impacted is the neighbour to the east. There is, however, an alleyway which separates the application site and the neighbour to the east. Whilst it is noted that the carport measures approx. 3.4m in height, it does have a hipped side, measuring approx. 2m which does reduce potential impact to the neighbour.
- In addition, due to the use of lightweight materials, the carport is not considered to be detrimentally harmful to the amenities of the neighbouring property to the east nor the potential users of the adjacent alleyway.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- If the application were to receive recommendation for permission, a surface water drainage plan would have been requested. However, in regard to flood risk, there has been no change to the existing land levels, so it is not expected to create any additional detriment to the flood risk of the area.

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:

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...