

DELEGATED OFFICER REPORT

Application Ref: H/22/93972

Site Address: 41 LE MARECHAL AVENUE, BURSLEDON, SOUTHAMPTON, SO31 8LW

Case Officer: Alex Webb

Description: Erect outbuilding for the purpose of hairdressing

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones HRA Screening Criteria Solent Mitigation & Disturbance Zone Aviation safeguarding Airport Safeguarding Zones Waste/Minerals Site River Terrace deposits Nutrient Neutrality Catchment - Nutrient Neutrality Catchment		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
28/11/22		

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; Bursledon, Hamble and Hound Character Area Appraisals.

Assessment:
The application site is located on the west side of Le Marechal Avenue in a residential estate within the built up area of Bursledon. No. 41 is a semi-detached, two storey property fronting onto Le Marechal Avenue with amenity space and a garage to the rear. The southern boundary of the garden runs parallel with the access road leading to Hollowbread Gardens. The proposal is for a small outbuilding to be used as a hair salon by the applicant. The building would have a footprint of 10.5 sq m and would consist of a flat single ply membrane roof and timber cladding with brick up to DPC level to match the existing dwellinghouse. Internally there would be a WC and hand wash basin and sink. It would be located in the south west corner of the garden, close to the existing garage and accessed via the dwellinghouse. The building would be used by the applicant and no further people would be employed. As the salon would be a home business it would not constitute a material change of use of the property for residential purposes.

In terms of the increase in the level of activity and the consequence of comings and goings, any movement and activity would only take place during normal weekday working hours. Furthermore, as only one person would be employed in association with the hair salon the number of people visiting the premises at any one time is also likely to be restricted especially as it is by appointment only. It is therefore considered that whilst proposal would result in an increase in activity at the site, the level of activity would not be of a degree which would cause undue harm to the amenities of the neighbouring properties.

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 where the principle of development is acceptable.
- The design of the outbuilding is low key and nature and 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.
- 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 design and layout respects the character and appearance of the locality.
- 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: For the reasons set out above, the application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...