

DELEGATED OFFICER REPORT

Application Ref: H/22/93931

Site Address: 15 FALKLAND ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3FN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of pergola that is attached to the rear and proposed boundary fence (partly retrospective)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• Z/34567/001/00 - ERECTION OF CONSERVATORY AT REAR - Permit - 13/12/2001 • H/19/85349 - First floor side extension - Permit - 23/05/2019 • PN/21/90538 - Prior Notification for the construction of a single storey rear extension (depth 5.0m, height to eaves 2.79m, maximum height 2.92m), (height to top of roof lantern 3.2m), following removal of existing conservatory - Prior Approval Not Required - 16/06/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comment received		
Parish Council:	No Comment received		
Southern Water:	Please be aware that the property is already built over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 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 Eastleigh (ELAC 27)

Assessment:

The application site contains a semi-detached dwelling located in west Eastleigh. It also sits on a corner plot at the junction of Falkland Road and Belmont Road. To the rear of the property is a single storey rear extension and rear garden with paved patio area, enclosed by fence panel and brick wall surrounds. The surrounding area is residential in nature characterised by semi-detached and terraced dwellings, with a variation in size, design, and form. The application seeks retrospective consent for the installation of a pergola which is attached to the rear wall. The proposal also includes the erection of boundary fence. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 Eastleigh (ELAC 27) which provides the following guidance on developments and that they should ensure that:
 - i) Retain/reinforce the semi-mature broadleaved tree planting.
 - ii) Maintain a uniformity in building heights within each street.

The proposal is considered to meet the requirements of the above guidance, as the pergola and proposed boundary fence would not exceed the height of the host dwelling. Also, both elements do not affect any broadleaved tree planting.

- Due to the corner location of the application property and there are bus-stops located along this stretch of Belmont Road, the new pergola and boundary fence in this location are highly visible from public vantage points. However, both elements set behind a brick boundary wall, together with the strength of character of this area is not strong, therefore they do not appear unduly prominent in wider view of the application site and its surroundings.
- For a structure that is ancillary to the dwellinghouse, the pergola represents a fairly modern design and quite sizeable. However, it utilises the footprint of the existing patio area, thereby does not result in overdevelopment of the site. The application site retains sufficient amenity space for the occupiers of the property. In addition to this, all sides of the pergola are not enclosed with glazing, and as such it is not considered to cause an overbearing effect.
- The facing materials of the new boundary fence would match the pergola and therefore it would not result in an incongruous addition or at odds with the appearance of the host dwelling. Further, the existing boundary wall would not be replaced so the new boundary fence which set behind the boundary wall would present little change in visual impact to the wider street scene.

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.
- The highest part of the new boundary fence would be higher than most in the area but fencing of 2.4m in height can afford the applicant greater privacy and security when the application property is located on a prominent and busy location. In view of the distance away from the neighbouring properties, the new boundary fence is not considered to significantly affect the neighbouring residential amenity in terms of loss of light, loss of outlook or overshadowing.
- The new pergola is likely be used at particular times of the day where it is considered no harmful loss of privacy or sustained overlooking result. It should be noted that no objections have been received during the consultation period.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.
- The new boundary fence is not considered to be the detriment of highway safety as it does not alter visibility and it remains possible for vehicles to fully exit the highway.

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:

- Subject to conditions
- After assessing the application, the recommendation is to permit. The pergola and boundary fence do not create a detriment to neighbouring properties and is considered a subservient addition to the main house.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...