

DELEGATED OFFICER REPORT

Application Ref: H/22/94048

Site Address: 82 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EY

Case Officer: Claire Campbell-Best

Description: Proposed garden summer house & store (Part Retrospective Application)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Built Up Area HRA Screening Criteria – River, SAC, SPA and Ramsar Tree Preservation Order County Sites of Archaeological Importance – Red Buffer Close to Countryside Close to Telegraph Woods		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/12/71209	Two storey side extension with front and rear facing dormers and porch canopy to rear elevation	Permit – 07/11/2012
H/21/91268	Single storey side/rear extension, porch canopy and elevational alterations	Permit – 27/09/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
West End Parish Council:	No objection		
Trees:	No objection		
Ecology:	No objection. Biodiversity enhancements are required.		
HCC Archaeologist:	No objection		
HCC Waste and Minerals:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/11/22		

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; Character Area Appraisals.

Assessment:
<u>Site and Proposal</u>

The application site contains a detached chalet bungalow set in the middle of its plot enclosed by a high brick boundary wall along with mature vegetation and trees. The plot is located on the corner where Telegraph Road bends sharply and the main entrance to the dwelling and front garden is located to the rear of the site, which also contains a detached garage and large open driveway. The rear garden backs on to the western side of Telegraph Road where the dwellings on this section of the road are orientated so that their front elevations face the road. The surrounding area is residential in nature comprising of largely chalet style bungalows with Telegraph Woods to the east of the site.

This application seeks permission for the retention of a summer house and store, it is located in the front garden which is to the rear of the site. The structure is located close to the southern boundary and the vehicular access gates. The structure is positioned on a raised platform (0.26m) and has an overall height of 2.6m and a width of 5.15m. The summer house is ancillary to the main house and is used as additional space and for the current occupants. The summer house will be finished in grey timber cladding which will match in colour and materials with the vehicular access gates..

Principle

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 of West End where the principle of development is acceptable.

Design and Layout

- The design of the summer house is suited to the host dwelling in terms of its form, scale and appearance. It would be lower in height and subservient to the main dwelling.
- The majority of the summer house is mainly screened by the southern boundary wall, a small portion would be visible to the public realm and is considered to be acceptable and not unduly overbearing.
- It is acknowledged the summer house is located in the front garden and forward of the principal-built line of the host dwelling. However, the front garden is sizeable and already contains a detached garage, the addition of the summerhouse would not result in a cramped layout or overdevelopment and does not result in significant detrimental harm to the character area.
- The host dwelling would remain the most prominent feature within the site when looking northeast from Telegraph Road and is not considered to be overly dominant within the application site or within the wider surrounding area.
- The development would not result in any additional bedrooms and the site accords with the current parking standards as recommended by the Residential Parking Standards SPD

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.
- As noted, the summer house will be ancillary to the main dwelling, however a condition will be imposed to ensure the summer house cannot be an independent unit or used for commercial/business purposes to protect the nearby neighbouring amenity.

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.

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

Recommendation:

PERMIT ☒

REFUSE ☐