

DELEGATED OFFICER REPORT

Application Ref: H/22/94091

Site Address: 66 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Open sided carport over the existing parking area

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/13364/001/00 - single storey side extension - Permit - 20/03/1981 • H/21/92043 - Part-retrospective remove section of retaining wall, lower ground level and form new parking area, erect new retaining structure and dropped kerb. - Permit - 26/01/2022 • H/22/92287 - Demolition of 2No. Existing garages and single storey side extension. Proposed single storey rear extension, single storey and two storey side extension with integral garage, rear dormer window, Alterations to Landscape and ground levels. - Permit - 28/03/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 9 th November 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9)

Assessment:
The application site contains a 1930s, two-storey, semi-detached dwelling located on a corner plot at the junction of Spring Lane and Maldon Close, which is characterised by a hipped roof line and archway over the front door. The property is next to the Bishopstoke Conservation Area, and the wider surroundings are predominantly characterised by residential dwellinghouse. This area has a particularly strong character due to the formal

building compositions around open spaces and route intersections. The streets are also very distinctive, principally as a result of the tree planting on verges, skewed orientation of buildings and uniformity in building materials and form. The application seeks approval to erect an open sided carport over the existing parking area. 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.
- The site is also part of the character area of Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections and open spaces.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - iii) Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
 - iv) Maintain the importance of the open green spaces at the centre of loops in any new development.
 - v) Maintain a uniformity in building heights within each street.

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.
- Being elevated above the road, it is noted from the planning history that planning permission was granted in 2022 for removing section of retaining wall, lowering ground level, and forming new parking area. As such, adding an open sided carport over the existing parking area would be a fairly modest addition and would not stand out within the wider surrounding. Moreover, it is considered that there is little uniformity throughout the street scene and so it would have no impact on the residential character and appearance of the locality.
- The proposed carport would sit over the existing parking area. As such, there would be no increase in the footprint of the property and no associated reduction in either its private amenity space or on-site parking areas; the proposals would not therefore, result in the overdevelopment of the plot and the carport is otherwise considered to represent a proportionate addition to the host building.
- The overall level of the rest of the application site would be as existing which would help to retain the dwelling's character and prominent elevated corner position.

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.

- Due to the position of the proposed carport, the proposal is unlikely to impact on the amenities of neighbouring properties. There is no potential for unacceptable impact on the amenity of the neighbouring properties with regards to overshadowing and harmful loss of light or outlook. Therefore, the development accords with guidance set out in the 'Quality Places' SPD. It should also 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.
- There is no negative effect on access. The proposal would have no negative impact on the number of parking spaces on the parking 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.

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 proposal, the recommendation is to permit. The proposed carport would not create an unacceptable prominence to the street scene and cause no impacts to any neighbours.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments