

DELEGATED OFFICER REPORT

Application Ref: H/22/94025

Site Address: 43 ASCOT ROAD, HORTON HEATH, EASTLEIGH, SO50 7JP

Case Officer: Claire Campbell-Best

Description: Additional external garage to the front and alteration to fenestration of the existing garage.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Built-Up Established Area Environment Agency – 100 and 1000 year extent HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/20/88657	Single storey extension and part garage conversion	Permit – Nov 2020
H/19/85831	Extension to front of garage and the creation of a new second floor with small dormer windows	Allowed at Appeal – Feb 2020
H/18/83207	Two storey front extension with gable roof	Refuse – July 2018
H/17/81717	Two storey side extension	Refuse – Mar 2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No objection		
HCC Highways:	<u>Updated comments on amended plans received 20/12/22:</u> I can confirm that the amended plans now show a workable layout, in terms of vehicles being able to access the garage parking space. <u>Comments received 02/12/22:</u> It is noted that the aisle width between the proposed garage door and the house wall appears to be slightly below 6.0m (Case Officer to confirm). A 6.0m aisle width is the standard requirement which enables for easy turning in and out of parking spaces. When this is reduced, multiple turns are likely to be required, and the garage parking space could become under-utilised as a result. It is noted that if the garage was pushed further north-east into site, retaining the gate width for the bin storage area, this situation could potentially be overcome whilst retaining the appropriate garage dimensions.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/11/2022		

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:

Site and Proposal

The application site contains a detached two storey dwelling with an integrated garage located on the south western side of Ascot Road. The dwelling is set back from the highway with a driveway and front garden, to the rear there is private amenity space. The surrounding area is residential in nature, the application site forms part of 1980s/1990s housing estate featuring detached and semi-detached dwellings of similar size and style. Some plots on this estate have detached/attached garages built forward of the principal built line of main dwellings.

This application seeks approval for the erection of a pitched roof detached single garage which would be located in the northern corner of the application site, forward of the principal built line of the host dwelling. Amended plans were received on 19 December 2022 which show the garage to be angled and parallel with the highway and would have a 6.25m aisle width between the development and the main dwelling. There would also be fenestration alterations to the existing integrated garage, the garage door would be replaced with a window and the space used as a store, resulting in a full garage conversion.

The proposals would be finished in materials that would match the host dwelling

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 Horton Heath where the principle of development is acceptable.

Design and Layout

- The design of the proposed garage and existing garage conversion upon the receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance. Matching materials are also proposed, ensuring the host dwelling will retain its character.
- Although the proposed garage would be sited forward of the principal-built line of the main dwelling, it would be subservient addition and is not considered to overly dominant within the street scene and would not cause significant material harm.
- It was noted upon the site visit, there are numerous examples of detached garages to the located to the front curtilage of plots within Ascot Road. Therefore, the garage would be in keeping within the surrounding area.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

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.
- In order to protect the residential amenity of neighbouring residential properties, the use of the garage will be conditioned as such that it shall not be used for any

business, commercial or industrial use or as an independent unit of accommodation.

Highways Safety and Parking

- The proposed garage would mitigate the loss of the off-street space currently provided by the integrated garage. The property is a 4no. bedroom property and requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This parking would be provided by the proposed garage and the driveway on site and accords with the SPD.
- Hampshire Highways were consulted upon due to concerns the aisle width between the garage and main dwelling did not meet the standard aisle width of 6.0m (5.5m). Hampshire Highways recommended the garage was repositioned to allow for a larger aisle width to ensure the garage could be utilised as a parking space. Amended plans were received showing the garage slightly angled with an aisle width of 6.25m which resolves the concerns of the garage being under-utilised and is acceptable with regards to highway matters.

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 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: This application is recommended for approval, subject to conditions.		
Recommendation:	PERMIT ☒	REFUSE ☐