

DELEGATED OFFICER REPORT:**Application Ref:** H/22/94156**Site Address:** 41 WARWICK WAY, BURSLEDON, SOUTHAMPTON, SO31 8NE**Case Officer:** Alexandra Stone**Description:** Erect new garage on existing driveway

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☒	No ☐
• H/22/92609 - Loft conversion and addition of three rooflights – Permitted (May 2022) • H/20/88441 - Loft conversion to provide second floor living accommodation with front and rear dormers, realignment of boundary wall – Refused (October 2020) • H/20/89193 - Loft conversion to provide second floor living accommodation with front and rear dormers, movement of rear boundary wall – Permitted (January 2019)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>None</u>		
Parish Council:	<u>No response provided</u>		

Site Visit:	Yes ☒	No ☐
Details: 22/12/2022		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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:
The development is considered acceptable and complies with planning policy in that:

Principle

- The site is within the urban edge where the principle of development is acceptable.

Design and layout

- The garage has been designed to fit the shape of the plot and includes solar panels on its rear elevation. The garage's design is suited to the host dwelling and surrounding properties in terms of its form, scale and appearance. The garage is set back within the street scene, behind a parking area and will blend in with the surrounding development.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

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.

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.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...