

DELEGATED OFFICER REPORT

Application Ref: H/22/94181

Site Address: 5 GREYLADYES, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BX

Case Officer: Claire Campbell-Best

Description: Demolition of single garage and construct outbuilding with two-bay carport (amended plans)

Particular Site Constraints	Yes ☒	No ☐
Designated Countryside Old Bursledon Conservation Area Historic Parks and Garden – Greyladies Park Southern Water 2m Buffer HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
C/04/52371	Construction of single storey extension to form new shed to side following demolition of existing wooden shed	Permit – 19/01/2005
C/06/57801	Construction of detached single garage	Permit – 13/10/2006
H/19/86032	Single storey rear extension	Permit – 03/09/2019

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Bursledon Parish Council:	No Objection		
Built Heritage Officer:	<u>Comments on amended plans received 04/01/23:</u> This roof form is a great improvement and will fit in better, particularly being lower as well. Objection withdrawn. <u>Comments received 29/11/22:</u> The roof form is alien to the context which is disturbing and it looks as if there could be some reduction in overall height which would help reduce its impact and relate better to the existing adjacent structure. Holding objection.		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Hampshire Gardens Trust:	No comments received		
The Gardens Trust:	No comments received		
Old Bursledon Action Group:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 06/12/22		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14, DM26 and BU7.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals and Old Bursledon Conservation Area Appraisal

Assessment:Site and Surroundings

The application site is a white rendered, semi-detached two storey dwelling and is part of group of six buildings that form the north eastern side of School Road and were at one time associated with the Greyladyes Estate. The property is sited at the edge of the road and face inward. To the rear there is a good sized garden and single detached garage and driveway located towards the north eastern end of the plot, which is the subject of this planning application. The property falls within designated countryside and within the Old Bursledon Conservation Area, as noted there are similar residential dwellings nearby with similar sized detached garages to the rear that are accessed by a shared private driveway between nos. 4 and 5 Greyladyes via School Road.

Proposal

This application seeks the permission for the existing garage to be demolished and be replaced with an outbuilding/carport which would be aligned with the garage/carport to the adjacent property, no. 6, south east of the site. It would comprise a two-bay carport, gym and store which would face the garden and would be followed by a ground level patio to the rear of the garden. Amended plans were received 05 December 2022 which shows the proposed roof has been amended to a shallow mono-pitched roof would have 16no solar panels installed onto the roof slope. This would be finished in materials that would match the host dwelling.

The proposed outbuilding would project into the slightly rear garden; part of the existing fence to the rear garden would be removed to accommodate the development. The proposed gym would be served by a set of bi-fold doors and the store would be accessed by a door.

In addition to the proposed development, a 1.8m closeboard timber fence with an expanse of 8.35m would be erected along the north eastern boundary and would abut the shared private driveway shared between the Greyladyes residents.

Principle

The general principle of development in the countryside is not usually acceptable. However, as a garage already exists on the site and in a similar location to the proposal, the principle of the development is considered acceptable.

Design and layout

- The design of the outbuilding/carport, solar panels and fencing, following receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance.

- As noted, the application site falls within the Old Bursledon Conservation Area and the Built Heritage Officer was consulted upon and subsequently requested amended plans to change the asymmetrical roof form to a more sympathetic and less conspicuous design. As such, plans were received showing a mono-pitched roof, the Built Heritage Officer was re-consulted and upon inspection of the amendments, their holding objection was withdrawn.
- The proposal would be sited to the rear of the plot and would not be visible with the public domain, as such there would be no impact with regards to the wider street scene.
- The proposed matching materials ensures the development would be respectful to the host dwelling and retain its character.
- Upon the site visit, it was noted most of the Greyladyes residents have garages within their rear curtilages of similar size and design, therefore the proposal would be in-keeping with the surrounding area.
- Close board fencing defining the residential plots and along the private shared drive were also noted on the site visit. As such, it is considered the proposed close board fencing to the north western elevation would not adversely impact the surrounding area in terms of design.
- 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.
- The bi-fold doors serving the gym would directly face the garden of the application site and as such there would be no concerns with regards to any overlooking or loss of privacy to nearby neighbours.
- In order to protect the residential amenity of neighbouring residential properties, the use of the outbuilding/carport will be conditions as such that it shall not be used for any business, commercial or industrial use or as an independent unit of accommodation.
- There have been no neighbour objections with regards to the proposal.

Highway Safety and Parking

- The proposed carport would be able to accommodate 2no. off-street parking spaces which meets the requirement as set out in the Residential Parking Standards SPD.
- It is considered the proposed fencing to the north eastern boundary would not alter the existing access to the shared driveway to the rear of the property. As such, upon the site visit, along with the assessment of the submitted plans and design and access statement, the fence would mainly be positioned where the existing garage is currently located, extending a further 2.75m north west. Taking these factors into consideration and given there have been no neighbour or Parish objections, the proposed fence is considered acceptable.

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 ☐