

BHH – Bursledon, Hamble and Hound Local Area Committee Thursday 1 December 2022.

Application Number: F/22/93701
Case Officer: Clare Martin
Received Date: Thursday 25 August 2022
Site Address: Barncroft, Farm Close, Hamble-le-Rice, SO31 4RZ
Applicant: Magnus & Cailah Leask
Proposal: Conversion of boat storage building to form 1no. one bedroom dwelling with car parking, amenity space, cycle and bin storage, landscaping and boundary treatment (revision of refused planning application F/22/92654).

Recommendation: **Subject to:**

- i) **Securing contributions towards the Solent Recreation Mitigation Strategy and New Forest Recreational Strategy.**

To Delegate back to the Executive Head of Planning and Economy in conjunction with The Chair, Vice Chair and Ward Councillors to GRANT PLANNING PERMISSION with the following conditions:

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans referenced: 20-3198-110RevP8, 20-3198-111RevP6, 20-3198-112RevP5, 20-3198-113RevP1 & 8371/01
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall not commence for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 28I(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.
- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building, unless otherwise stated on the approved plans.
Reason: To ensure a satisfactory visual relationship between the new development and the existing in order to preserve the character and appearance of the Hamble Conservation Area.

- 5 The development hereby permitted shall not be occupied until a bat box, bird box and hedgehog home have been installed on the site, in accordance with the enhancements section of the Preliminary Ecological Assessment by ecosupport, dated 15th December 2022.
Reason: In the interest of biodiversity.
- 6 The development hereby permitted shall not be occupied until evidence that the dwelling has a predicted mains water consumption of no more than 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority.
Reason: To provide adaptable and sustainable dwellings.
- 7 The development hereby permitted shall not be occupied until evidence showing that mitigation is in place to offset the impact of increased nitrates from the development on the River Solent Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. A vesting certificate is acceptable evidence for the Eastleigh Borough Council nitrate mitigation scheme.
Reason: To accord with the Conservation of Habitats and Species Regulations 2017 (as amended).
- 8 The development hereby permitted shall not be occupied until the parking area, cycle and bin storage and garden has been provided in accordance with the approved plans. The parking area shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.
- 9 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 10 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist. If any active nests are found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.
Reason: To avoid disturbance of breeding and nesting birds or damage to their nests.
- 11 The existing hedge along the south and east site boundary (as marked on the approved site layout plan drawing 20.3198.112 Rev P5) shall be retained at a height of 2m for the life time of the development.
Reason: To protect the residential amenity of the occupiers of the dwelling and to preserve the character and appearance of Hamble Conservation Area.
- 12 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that

Order with or without modification], no development permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To maintain a good quality environment.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Report:

This application has been referred to Committee because Cllr Jarvis lives close to the application site.

Description of Application

1. The application is to convert the existing storage building into 1no. one bedroomed dwelling with a garden on the western side next to Farm Close. The proposal also includes two car parking spaces within the rear courtyard and bin and cycle storage for the new dwelling.
2. Please note that the application was originally submitted with a first floor study, two dormer windows and an air conditioning system. Amended plans have been received removing these elements from the scheme and so they do not form part of the current proposal.

Site Characteristics and Character of the Locality

3. The site is a single storey building located at the western end of a terraced row of 5no. two storey houses. The application building was originally constructed as the bin/ cycle store for the properties at Admiralty Walk. Along the northern edge of the building is the access to a small rear car parking area, with garages for some of the neighbouring dwellings. In front of the building is an overgrown area enclosed by high hedging along its boundary with Farm Close.
4. The site is within an existing residential area on the outer edge of Hamble Conservation Area. To the immediate south of the site is a key pedestrian route into Hamble Village Centre.

Relevant Planning History

5. The current proposal follows a number of refused applications (and a certificate of lawfulness) to convert the existing storage building into various alternative uses. The most relevant planning applications relate to converting the existing building into an independent dwelling and a summary of each application is provided below:
Planning Application F/07/59787 (two bed dwelling)
6. The application sought to convert the building into a two bed dwelling with two car parking spaces within the rear courtyard, a garden on the corner of Meadow Lane/ Farm Close and a communal bin collection point. The application was refused, and later dismissed on appeal, the main reasons being:
- The development's poor living conditions, particularly the relationship between the two bedrooms and the rear parking area; the bedroom and lounge windows abutting an area of public open space; and lack of security and privacy provided by the garden being at the front of the building. The Inspector noted that as a two bedroom property, the building would likely accommodate a small family and so the garden would not be suitable.
 - The front garden as the only private amenity space is out of keeping with the rest of the estate and any garden paraphernalia or boundary screening would likely be inappropriate for its setting.

Planning Application F/18/84270 (two bed dwelling)

7. This application was also for a two bed dwelling with a similar layout to the previously refused scheme (F/07/59787). However, a new entrance feature had been created so that the residents would not step straight out of their front door into the rear parking area. Under this application the communal bin collection point was removed in favour of a larger garden for the dwelling. The application was refused on the same grounds as the previous scheme with an additional reason for refusal relating to the loss of the existing bin collection point for the Admiralty Row dwellings.

Certification of Lawful Application for boat equipment storage (LDC/19/86058)

8. It is understood that the building was purchased in 2010 and since this time has been used for storing boat equipment, rather than a communal bin/ cycle store. A certificate of lawfulness was applied for in September 2019 to allow the building to be legally recognised as boat equipment storage, but this was not issued as the time the building had been used for boat storage was about six months under the required ten-year period.

Planning Application F/20/88507 (one bed dwelling)

9. This application reduced the size of the dwelling from two to one bedrooms. As a one bed roomed dwelling it would now likely accommodate

a single occupant or couple, rather than a family, and so the hedged garden was considered acceptable. The proposal also included a new bin/ cycle store for the new dwelling.

10. However, the one bedroom was positioned on the northern side of the property next to the access and security gate for the shared rear parking courtyard. As such this bedroom would be heavily impacted by noise and fumes from vehicular movements, some of which would be for neighbouring residents and could be at unsociable hours. The application was refused due to the impact of vehicular noise upon the living accommodation detrimental to the future residents. It was also refused due to the loss of the bin storage facility for the existing Admiralty Row dwellings.
11. The application went to appeal and was dismissed with the Inspector upholding the reason for refusal relating to the position of the bedroom and subsequent noise impact. However, the Inspector noted that the building had not functioned as a bin/ cycle store for an extended period and therefore did not consider the lack of replacement bin storage facility as a reason for dismissing the appeal.

Planning Application F/21/91243 (one bed dwelling)

12. The application was a revised submission of F/20/88507, in which the location of the bedroom was moved to the southern side of the property. However, this resulted in the bedroom being positioned next to the turning head for Meadow Gardens and as such would potentially be impacted by a greater number of vehicular movements compared to the previous application (F/20/88507). The application was refused on this basis.

Planning Application F/22/92654 (one bed dwelling)

13. The last application was to move the position of the bedroom to a newly created first floor within the existing roof slope of the building with the addition of two small dormer windows on the western elevation. The ground floor would then be used as a large living area.
14. However, the application was refused as there was not sufficient space within the property's eaves for the bedroom, and the small room located under the tiled roof was likely to overheat during the summer months. As such it was not considered to provide suitable living accommodation.

Full Planning History

Reference	Description	Decision
Z/38314/002	Construction of garaging, cycle store, bin store and access from Farm Close, provision of garaging and access off Satchell Lane and alterations to cycleway	Permitted (July 04)

Reference	Description	Decision
F/05/53763	Re-siting bin and cycle store	Refused (June 05)
F/07/59787	Conversion of storage building to form 1no. two bed dwelling	Refused (June 07) Appeal Dismissed
F/08/62246	Change of use from storage building to class D1 usage	Refused (April 08)
F/08/62245	Change of use from storage building to class B1 usage	Refused (April 08)
F/08/62244	Change of use from storage building to class A2 usage	Refused (April 08)
LDC/19/86058	Lawful Development Certificate for existing use as a private storage of boats and equipment.	Certificate not issued (Sep 19)
F/18/84270	Change of use from storage to two bedroom dwelling with associated parking and amenity space	Refused (Feb 19)
F/20/88507	Change of use from storage building to 1no. one bedroom dwelling	Refused (Nov 20) Dismissed at Appeal (April 21)
F/21/91243	Conversion of boat equipment storage building to form self-contained 1 bedroom dwelling	Refused (Sep 21)
F/22/92654	Conversion of boat equipment storage building to form self-contained 1 bedroom dwelling	Refused (Apr 22)

Representations Received

15. Five letters of objections have been received, which are summarised as follows:

Residential Amenity and Noise

- New development would create poor living accommodation (in term of light, outdoor space and Internal space standards).
- Loss of privacy - from rear door looking into downstairs toilet of 7 Admiralty Row.
- Parking in courtyard would create noise, fumes and disturbance for neighbours using their gardens.

Highways, Access and Parking

- The proposed high wall and hedging reduces visibility at access, which is within 15 metres of the junction of Meadow Lane and Farm Close.
- Highway safety impact of additional cars using the site access.
- Parking would cause a hazard for vehicles exiting their garages and people taking out their bins.

- The dwelling's rear access door opens out onto courtyard into the path of any vehicles exiting or entering the double garage.

Ecology

- There has been sighting of bats and it is unclear where their nest is.

Other

- The building should remain as a bin and cycle store as originally intended.
- There have been at least seven applications to develop this small purpose-built storage building. All applications and appeals have been rejected so the planning position must surely be well established now.
- Strong and consistent local community opposition to the development.
- 7 Admiralty Row has a legal right of way across the courtyard.
- Highlighting previous behaviour of applicant.
- Overdevelopment & would put strain on existing infrastructure.

16. The comments relating to the first floor study, dormer windows and air conditioning unit has been taken out as these no longer form part of the application.

Planning Officer Response

17. The objections raised are noted and will be considered in the assessment section along with the following responses:

- The Local Planning Authority has a duty to consider all planning applications submitted against the prevailing planning framework.
- The planning considerations do not include protection of a legal right of way, which has been secured under separate legislation.
- Planning decision can not take into account the volume of objections (only the content of the objections letters) nor the previous behaviour of the applicant.
- The proposal is for a single dwelling and as such will have a negligible impact on existing infrastructure.
- The proposal uses existing car parking spaces within the rear car park and the small increase in vehicular movements would not have an unacceptable impact on adjoining residents. Furthermore, the restricted size of the courtyard means that vehicles will have to manoeuvre at low speeds and so not pose a significant risk to other courtyard users.

Consultation Responses (summarised)

18. Environmental Health - Comment

19. The layout is acceptable because the bedroom has been moved to the centre of the property and less sensitive rooms are next to the access and turning head.

Built Heritage Consultant - No objection

20. Good to see a tree added to the garden for the benefit of both the occupants and the local environment.

Ecology – No objection

21. I have reviewed the Preliminary Ecological Assessment by Ecosupport (December 2022), which identified three potential bat roost features giving an assessment of low bat roost potential. Emergence surveys are not required as the proposal does not include work to the roof.
22. The hedge was assessed to have low potential for breeding and nesting birds. The report notes that the current proposals do not involve direct work to the roof. Adding loft insulation does not usually disturb bats nesting under roof tiles as the work would be done within one day.

Natural England – Objection

23. The Council's Habitat Regulations Assessment has been reviewed by Natural England, who consider that the proposal will have adverse effect on the integrity of the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site by way of increased recreational disturbance. This is because the Applicant intends to use the Eastleigh Borough Council New Forest Mitigation scheme, which has not been approved by Natural England.
24. The Applicant also intends to use the Eastleigh Borough Council's nitrate mitigation scheme and the Solent recreation mitigation partnership scheme to mitigate for the increased levels of nitrates and recreational disturbance caused by the development, which affects the Solent Special Protection Area. These mitigation schemes are acceptable.

Hamble Parish Council – Objection

25. The Planning Committee considered the amendments to the application. It welcomed the removal of the first-floor unit and the mechanical extraction system but still remains opposed to the application.
- The scheme represents overdevelopment of a space that was not designed for residential use and offers a poor solution in terms of internal design.
 - The proposal removes storage and amenity space from the location causing bins etc to be placed in the public realm - which in this sensitive site is unacceptable given this was the purpose of the structure.
 - It will create additional trip movements in an area where there is already a high volume of traffic especially at weekends.
 - The roads are congested and the access in and out of the site on the corner presents safety issues as a result of parking in the area.

Policy Context and Designations Applicable to Site

- Within Built-Up Area Boundary
- Within Established Residential Area
- Within Hamble Conservation Area
- Within Solent Mitigation and Disturbance Zone
- Within New Forest Mitigation and Disturbance Zone

Eastleigh Borough Local Plan (2016-2036)

Strategic Policies

- S1 (Sustainable Development);
- S2 (Promotion of New Development);
- S3 (Housing Locations);
- S8 (Historic Environment).

Development Management Policies

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM3 (Adapting to Climate Change);
- DM8 (Pollution)
- DM10 (Water and Waste Water);
- DM11 (Nature Conservation);
- DM12 (Heritage Assets);
- DM13 (Transport);
- DM14 (Car Parking);
- DM23 (Residential Development in Urban Areas);
- DM29 (Dwellings with Higher Access Standards);
- DM30 (Internal Space Standards).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Environmentally Sustainable Development (March 2009);
- Biodiversity (December 2009);

Planning Policy Framework

26. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local

authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies.

27. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas

Planning Practice Guidance

28. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

29. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

30. While the building was originally intended to store bins and cycles for the Admiralty Row dwellings, it has not been in this use for an extended period having been used for boat equipment storage since 2010. The Local Planning Authority had previously argued that the loss of the communal storage facility resulted in bins being left out on the pavement determinantal to the character of the Conservation Area (*under application F/20/88507*). However, the Appeal Inspector dismissed this argument concluding that the residential change of use would not affect the current situation as there is no reasonable prospect of this building being used for bin and cycle storage in the future.
31. The site is located within the urban edge where the principle of the residential conversion is acceptable, providing the development accords with the relevant planning policies. The proposed residential conversion would also make a more efficient use of the site, which is within a sustainable location next to Hamble village centre. In this regard the proposal is in line with Policies DM1 & DM23 of the Eastleigh Borough Local Plan and the provisions of the National Planning Policy Framework.

Living Accommodation

32. The latest three planning applications were to convert the building into a one bedroomed property. Each of the planning applications were refused due to the poor quality living accommodation caused by the position of the bedroom, which is the most noise sensitive room as the new residents will require a quiet space to sleep.
33. The first application located the bedroom on the dwelling's northern side next to the entrance to the parking courtyard and so would have been affected by vehicular noise from other residents accessing their garages within the parking courtyard. The next application located the bedroom on the southern side of the dwelling next to the Farm Close turning head and so would also be affected by vehicular noise. The last application located the bedroom in a new first floor area created in the building's eaves, which was cramped and prone to overheating in the summer.
34. The current application has addressed these issues by positioning the bedroom in the middle of the single storey dwelling, away from external noise sources and providing a reasonable sized room. While the kitchen / dinner is next to the courtyard entrance and the living area next to the Farm Close turning head the use of these rooms would be less affected by vehicular noise.
35. The proposed dwelling has an internal floor area of 66m² and comfortably meets the requirements of Policy DM30 and the nationally described space standards. The dwelling's main windows face west onto its own garden and while the extra lounge and bathroom windows on the southern elevation look over a public landscaping area these could be obscure glazed should the new residents decide they want extra privacy.
36. The proposed garden is of an acceptable size (at least 60% of the dwelling's floor space as set out in Quality Places SPD) and is reasonably private being surrounded by a high hedge/ brick wall. While unlike the surrounding properties, the garden is located next to Farm Close it is not uncommon to find this arrangement within residential areas.
37. Overall, the proposed dwelling is considered to create a reasonable living environment.

Character and Appearance:

38. The site is located within the Hamble Conservation Area where a higher level of design is required in line with Policy DM12. The proposed residential conversion requires very little changes to the external

appearance of the building, apart from minor alterations to fenestration and a new entrance (raised step and rail) that is tucked away in the rear parking courtyard.

39. The high hedge around the garden boundary is already present on the site and the proposed high brick wall along the northern side is for a short section of the garden and will fit in with the existing street scene.
40. As such the proposed residential conversion will not result in significant changes to the current appearance of the site and will preserve the character and appearance of the Hamble Conservation Area.

Access, Parking and Transport Matters:

41. The proposed dwelling will use the two existing car parking spaces in the rear courtyard, which belong to the Applicant. The residential use of the dwelling will likely result in a small increase in vehicular movements, compared to the existing storage use.
42. The car parking spaces use the existing site access onto Farm Close, where there are a number of other garages and accesses. While it is noted that the front hedge/ wall will slightly restrict visibility to the south, the site access is onto a small residential cul-de-sac where vehicles speeds will be slow due to the road layout. The proposal is therefore not considered to pose an unacceptable highway safety risk.

Residential Amenity

43. The proposed residential conversion involves no extensions or significant alterations to the existing building. The property's main windows face onto its own garden or the adjacent footpath. It is therefore considered that the proposal will not have an unacceptable impact on the amenity of existing residents by way of a loss of light, outlook or overlooking.

Ecology

44. A preliminary ecological assessment has been undertaken, which identified three potential bat roost features in the roofline. However, the property was assessed as having a low potential for roosting bats and as the proposal does not involve work to the buildings roofline no further surveys are required. The site was also assessed as having a low potential for breeding and nesting birds. No objection has been raised by the Council's Ecology Officer.
45. The preliminary ecological assessment also recommends that a bat box, bird box and hedgehog home are incorporated into the development, and these biodiversity enhancements will be secured via a planning condition.

Impact on the Special Policy Area

Nitrates

46. Natural England have advised that the increase in wastewater from new housing developments within the borough is having a detrimental effect on the quality of water entering the Solent catchment area through nitrification. As such all development for additional housing are required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed development is required to achieve nutrient neutrality for nitrogen.
47. To mitigate for the increase in nutrients the developer intends to purchase credits from the Eastleigh Borough Council scheme, which takes land out of agricultural uses and creates recreational spaces thus reducing the nutrient output of the land. The developer will need to provide evidence of this mitigation via a pre-occupation condition.

Recreational Disturbance

48. The site is within both the 5.6km catchment area for the Solent Special Protection Area and Ramsar Site and the 13.8km catchment area for the New Forest Special Protection Area. It is recognised that new housing developments within these catchment areas are likely to result in additional visitors to these protected sites. In order to mitigate for this impacts the developer has agreed to pay a contribution towards the Solent Recreation Mitigation Strategy (which manages visitors to the coastline) and the Council's New Forest Mitigation Strategy (which provides Suitable Alternative Natural Green Spaces within the borough and funds a ranger post in the New Forest National Park). No contributions have been received to date, and these will need to be paid upfront before planning permission could be issued.
49. A habitat regulations assessment has been undertaken by the Local Planning Authority for the proposed development, which outlines the likely impacts on the special protection areas and proposed mitigation. This has been reviewed by Natural England and an objection raised as Natural England has not approved the Council's New Forest Mitigation Strategies. A dialogue is continuing between the two organisations, however the Local Planning Authority, as competent authority, consider that this scheme provides sufficient mitigation.
50. Should the application be approved, with Natural England's objection, then the Council will need to advise Natural England of its decision and give them a 21-day notification period. As such a condition will be imposed to ensure that that development does not start before the 21-

day notification period has been completed, as required by Section 28(6) of the Wildlife and Countryside Act (1981).

The Council's Five-Year Housing Land Supply:

51. Also of note is the latest position on the Government- required 5 year housing land supply. The published figure for August 2022 confirms that the Council currently has a 5.1 year supply. The addition of urban windfall sites, such as the proposal, makes a small but important contribution to the council's housing land supply.

Other material considerations

Sustainability Measures and Climate Change:

52. 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.

53. 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.

54. The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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.

55. When considering the impact of climate change, the proposed development would be expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

56. 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.

57. 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

58. The principle of the residential conversion is acceptable and planning policy encourages the efficient use of sites within sustainable locations. The property will provide a reasonable living accommodation with external amenity space, car parking and bin storage.
59. The proposal requires very little external alterations and would preserve the character and appearance of the Hamble Conservation Area. The proposal would not have an unacceptable impact on highway safety, residential amenity or ecology.
60. The application is therefore recommended for permission.

