

DELEGATED OFFICER REPORT

Application Ref: H/22/94376

Site Address: 72 CHADWICK ROAD, EASTLEIGH, SO50 9GH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Carport to front of the house

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• PN/17/81781 - Prior Notification: Single storey rear extension - depth 3.6 metres, overall height 2.55 metres, eaves height 2.4 metres. - Prior Approval Not Required - 24/11/2017		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Southern Water:	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.		

Site Visit:	Yes ☒	No ☐
Details: 5 th January 2023		

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 Eastleigh (ELAC 17)

Assessment:
The application site contains a two-storey semi-detached dwelling set back from the road with a gravel parking area to the front and side access to an enclosed rear garden. The surrounding area is residential in nature which has a particularly strong character due to the geometric layout and the formal building compositions around open spaces and at key route intersections. This application is retrospective and seeks to retain the carport to the front of the host dwelling. 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.

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.
- The carport is sitting forward of the host property and is clearly evident from the public domain. However, it is considered that the carport can be well screened by the existing front boundary hedge and therefore it sits inconspicuously and harmoniously within the site. It does not cause any detrimental harm to the host property, the street scene, or the wider area. It is also considered that the use of materials and dark coloured finish aid in reducing its visual impact.
- The carport sits over the existing gravelled area. As such, it does not increase in the footprint of the property and no associated reduction in either its private amenity space or on-site parking areas. Therefore, the proposal does not result in the overdevelopment of the plot.

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.
- Whilst the carport is not considered to be a neighbourly form of development, it does not create an overbearing sense of enclosure such that would warrant reason for refusal.
- Due to the position and nature of the carport, the proposal is unlikely to impact on the amenities of neighbouring properties. There is no 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 from any neighbours 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.

- The existing vehicular access to the road is retained. The carport is large enough to provide one car parking space, fit for standards, with available parking outside of the carport (gravelled area and driveway).

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 Environment 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
- It is considered that the front boundary hedge can soften the visual impact of the carport and provide sufficient screening. As such, the structure is not considered to have a detrimentally harmful impact upon the visual amenities of the wider surroundings. Also, it does not have a detrimentally harmful impact upon the amenities of the neighbouring properties. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments

