

DELEGATED OFFICER REPORT

Application Ref: F/22/93758

Site Address: ANTRIM, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DW

Case Officer: Rachael Morris

Description: Detached 2.no bedroom bungalow with detached single garage on land to the rear of Antrim

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Solent and New Forest Mitigation & Disturbance Zone		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	29 Centaury Gardens. Comment. We would like to know if the garage will only be used as storage of cars and waste bins as it is having windows being placed into the roof. Additionally, this is planned as a double garage and not a single like the other surrounding properties and we are worried about the impact of this with regards to light entering our back garden and would the length of it mean the Oak tree will be removed like the hedgerow which already has been. This lower end of the garden does become wet and waterlogged in the winter therefore we worry this large double garage will impact on the current poor drainage can you confirm the potential impact of this. The proposed plans suggest the erection of a new boundary fence confirming the end of our property, we would support this if it were a concrete post 6foot minimum fence panel running the length of the boundary. Kenridge, Botley Road. Comment (summarised). The natural fall of the property with rainfall has not been considered, as a drop of approximately, from east to west, 1 m in 40m could increase the likelihood of flooding into the properties to the west of the garden property. The drainage ditch has been filled in along the whole of the development of the 3 houses in The Meadows. Previous field drainage took water away along a gravel ditch ending in the open space to the south of no 36 Centaury Gardens. The owner of this property has noted excess rainfall and runoff have flooded her garden, and potentially her property, in recent years. Waste building material has been tipped onto the site prior to planning approval and is visually intrusive. During observations over the seasons and years, we have noted Slowworms, of which the previous owners of Antrim were fully aware, and they left compost heaps and longer grass to create the correct habitats for these and other protected species. The habitats in Antrim have recently, over the last 12 months, been severely damaged by the removal of trees, shrubs, and composted areas. Henna, The Meadows, Centaury Gardens. Comment. We have some concerns about the quality of the land in The Meadows and its suitability for any further regular vehicle use, and more pressingly its suitability for construction vehicle use. The nature of the ground being 'permeable' has led to potholes and it isn't actually particularly permeable, those potholes always filling with water in any rainfall. Construction vehicles would certainly exacerbate that issue. A more solid surface and drainage could be a solution worth considering. Construction vehicles may also be challenged to get down Centaury Gardens as it has become increasingly populated with cars parking		

	curb-side and may not be able to access the proposed site without obstructing access to the homes of the three properties in The Meadows, particularly Henna, as well as the carports of 25 and 26 Centaury Gardens.
Parish Council:	No Objection
Ecology:	The presence of bare earth, rubble, and a pile of brash would imply that most of the vegetation has already been cleared from this part of the site. No further survey is required, however all precautions for avoiding harm to hedgehogs and other small mammals must be followed and biodiversity enhancements are required. A precautionary working method should be followed: If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves, or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. The British Hedgehog Society recommends that <i>Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space.</i> Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found, they should not be handled but be left to move away on their own to a place of shelter. <i>If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.</i>
Direct Services:	No Comment.
Environmental Health:	The revised CEMP satisfies. We have no further comment.
Natural England:	Recreational impacts on the New Forest SAC, SPA and Ramsar – OBJECTION The HRA identifies that the development will contribute to an increase in recreational pressure on the New Forest designated sites, in combination with other planned development within the identified 13.8km catchment zone. The Appropriate Assessment outlines that mitigation will be provided in the form of a financial contribution towards Eastleigh Borough Council's Interim Mitigation Strategy to address recreational impacts on the New Forest designated sites. Natural England understands this strategy was approved at a cabinet committee meeting in March 2022, to last for 5 years up to March 2027, while cross-boundary partnership work with other affected local authorities and Natural England progresses the development of a longer term, strategic, proportionate, and co-ordinated approach to suitably address the impacts from planned growth across the area. Natural England have serious concerns with various elements of the interim strategy, including the reduced provision of Suitable Alternative Natural Greenspace (SANG), the lack of information on increasing visitor capacity at the Itchen Valley Country Park (IVCP) and lack of an accompanying monitoring strategy. This leads to a significant level of uncertainty remaining as to the effectiveness of the proposed in-borough measures. Additionally, we have concerns that the approach will harm ancient woodland at the proposed SANG site east of Allington Lane due to pressure from increased access.

	We do not consider the approved Interim strategy is precautionary enough. We advise that further information is provided that demonstrates the effectiveness of providing SANG at a 2ha/1000 people standard, an assessment of current visitor levels/increased capacity at IVCP and agreed measures, and an accompanying monitoring strategy. Without this information, we advise it is not currently possible to conclude no adverse effects on the integrity of the New Forest designated sites. Additionally, information on how impacts on ancient woodland from increased access will be avoided and/or mitigated at the proposed SANG site should be provided to demonstrate alignment with requirements in the National Planning Policy Framework regarding irreplaceable habitat and Natural England's standing advice on ancient woodland, ancient trees and veteran trees.
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Site Visit:	Yes ☒	No ☐
Details: 18/11/2022		

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, DM6, DM11, DM14, DM23, DM29 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (BIFOHH 26).
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Assessment: The development is considered acceptable and complies with policies DM1, DM2, DM6, DM11, DM14, DM23, DM29 and DM30 from the 2016-2036 local plan, in that: <u>Principle and policy</u> • The development is within the urban edge where the principle of development is acceptable. • Policy DM1 (General criteria for all new development) states, all new development should not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside and the coast; biodiversity (avoiding significant adverse impacts); and the significance of heritage assets; 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views; not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable); include a landscape scheme covering the design and layout of external space; protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network; provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity
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enhancement; and incorporate provision for people with disabilities and create accessible communities that cater for all.

Design and layout

- The design of the detached 2.no bedroom bungalow with detached single garage respect the character and appearance of the locality.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed bungalow poses 2-bedrooms and has provision for 3.no parking spaces which exceeds guidance in the Council's Residential Parking Standards SPD which requires 2.no parking spaces for properties with 1-3.no bedrooms.
- The proposed dwelling is a bungalow which would reflect the existing character of the property to which this proposal would be sited in its rear garden (Antrim). In addition, this would result in a modest property with a limited impact to its surrounding area.
- The proposed design is akin to a traditional bungalow, often seen within the local area of Horton Heath. This is a character note of the period/type of buildings within the Character Area Appraisal BIFOH 26.
- The proposed garage is adjacent to existing garages and as such would sit well with the current street scene appearance of the area.
- It is noted on the plan, that a boundary treatment will be erected to the surrounding boundary of the plot, either as existing or to a height of 2m which is considered a standard appropriate height.
- The proposal will be served by 2.no soakaways or attenuation storage tanks, one to the rear and one to the front. This is in accordance with our local plan policy DM6 and should also help to alleviate reports of the area being waterlogged.
- The proposal is supported by a landscape scheme which includes elements of grass, hedging, permeable paving, and some trees.
- Within Character Area Appraisal BIFOH 26, it has guidance stating, "Ensure that any backland development is subordinate to the existing development and serviced via a separate access road". The proposed development is considered to accord with this guidance. The proposed dwelling is a subservient bungalow with access from Centaury Gardens.

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 proposed windows to the northern side of the dwelling would mostly serve bathrooms except for the North-East window which would serve the living room. However, the living room window is proposed as a clerestory window which would limit the potential for overlooking to the neighbouring property to the North, at Henna. Moreover, the existing window on the property of Henna to the direction of the proposed dwelling is to the first floor so will not be unacceptably impacted and serves an en-suite (when referring to the plans on F/10/67695) and as such would have limited opportunity to overlook the proposed dwelling too. Nonetheless, an obscure glazing condition will be placed to these windows as it is not considered this would detriment the amenity of the occupier but would protect the amenity of the neighbour and any future use they might wish from their dwelling.
- The proposed conservatory to the rear would be distanced approx. 30m from the Eastern property, at Antrim, which is sufficient distance to reasonably consider there will be no unacceptable loss of privacy or overlooking for this elevation. This would be in broad accordance with our Quality Places SPD which recommends a minimum separation distance between first floor rear windows of 22m.
- The neighbouring property to the South is the rear garden of Kenridge where there are no habitable dwellings to this location. There would be limited impact to this rear garden location as the garden is already situated in a residential setting where

some level of general residential disturbance is to be expected. In addition, the main habitable dwelling is situated approx. 30m away.

- The proposed bungalow profile will limit any potential unacceptable overshadowing or loss of light due to the single-storey low profile nature which would not be positioned straight onto a boundary.
- The proposed garage is also a single-storey structure which would not have an unacceptable impact on surrounding amenities. The proposed garage has been reduced in size from a double to single garage so that it could relate proportionately to the existing adjacent garages. In addition, this garage is being conditioned to be used for residential purposes including car parking and bin storage, excluding uses such as industrial, commercial and an independent residential unit. This will limit any potential disturbance to neighbouring properties.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- Having regard for Building Regulations Part M4(2), in accordance with local plan policy DM29, the proposed floor plan should have a layout which accords with the guidance within this Building Regulations document. It has been assessed and is considered the proposed dwelling is capable of meeting the targets within Building Regulations Part M4(2) and as such it is considered reasonable to condition compliance with this.
- In addition, the proposed dwelling must accord with policy DM30, which sets out the internal space standards for new residential development. A 2-bedroom single-storey dwelling must measure at least 70 sqm when accommodating 4 people. The proposed dwelling accords with this guidance and local plan policy.
- There are multiple conditions attached to this permission including a limit on when vegetation can be cleared, a restriction on lighting fires, mammal holes in fencing and a biodiversity enhancement. This is to ensure suitable ecological management on site.
- A figure of £2,220 per dwelling has been paid upfront to mitigate against recreational impacts on the New Forest. In addition, to mitigate the recreational impact on the Solent, a fee of £563 per 2 bed dwelling has been taken upfront.
- Nitrate mitigation for nutrient neutrality will be conditioned to be secured prior to occupation.

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.

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. When considering the impact of climate change, the proposed development is 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:

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...