

DELEGATED OFFICER REPORT

Application Ref: F/22/94078

Site Address: DROVES END, 49 THE DROVE, WEST END, SOUTHAMPTON, SO30 2EF

Case Officer: Rachael Morris

Description: Change of use from Class C3 (dwellings) to Class C3b incorporating alterations to create two separate dwellings to provide supported living for two residents including support worker accommodation.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge		

Planning History?	Yes ☒	No ☐
- F/08/62600 - Single storey front & rear extension to garage to provide habitable accommodation – Permit – Jun 2008		
- F/08/63854 - Erection of rear conservatory – Permit – Nov 2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	12 The Drove. Objection. The Drove, is a very narrow road, it is impossible for two cars to pass each other. At the end of the cul-de-sac, there is a 'Keep Clear' lay-by to the right of the entrance to number 49, but it is very rarely adhered to, and therefore causes a great deal of congestion when large vehicles drive to the end, they have problems turning. I worry that a change of use will increase the traffic in The Drove. I would also like to be assured that ample parking space will be provided around the property for visitors, otherwise I think the lay-by will be in regular use. 47 The Drove. Objection. The driveway is very narrow and if other cars are parking on the drive, then there is no room to manoeuvre. Some visitors therefore use the turning circle outside my house which then restricts cars from being able to turn around. Persons on need will create much more vehicular comings and goings with potentially larger vehicles making the turning circle a free car park. 6 Raymond Close. Comment. When we were building our bungalow in the early eighties, we obtained permission from the farmer who owned the field to connect up our new sewer pipes to the sewer manhole in his field. I personally dug the trench and laid the pipes in the ditch in the field alongside the boundary fence between the field and the garden of 49 The Drove. However, over a period of time, the owner of Drove's 'End twice moved the boundary fence out into the field, enlarging the garden and thereby enclosing my sewer pipes into the garden. There was also a conservatory added to that property and we know the pipework is now either close to, or under, the wall of the conservatory. We are also concerned that, in the future, should there be any damage or problem with the sewer pipe, access to it will need to be through that property's garden.		
Parish Council:	No Comment		
Economic Development:	No Comment		
Natural England:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 13/01/2023		

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 S10; and Development Management policies DM1, DM11, DM14, DM24 and DM25

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals; Accommodation for Older People and Those in Need of Care.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11, DM14, DM24 and DM25 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM24 is not completely relevant to this type of application however the policy aims to achieve a mix of housing and ensure there is demand for such housing. The policy states “Applicants for market residential and mixed-use schemes will be required to: demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments) considering the context and character of the site...”. This application has been supported by a letter from Southampton City Council (Commissioning Manager) to confirm there is shortage in housing suitable for adults with learning disabilities in which this application will aid the provision that the city requires.
- The Local Plan highlights the need for a mix of housing, including specialist accommodation. The supporting text to Policy DM25 (para. 5.126) states: *‘Vulnerable and older people have a range of individual housing needs... Therefore it is necessary to provide for a range of housing for older people, and other vulnerable groups where there is an identified need, both in the general housing mix and through the provision of specialist accommodation’*.
- The guidance within the Accommodation for Older People SPD is that new care accommodation should be within 400m of local services and facilities, or within 400m of a bus stop or other means of public transport. The nearest bus stops are located on Moorgreen Road and is approx. 200m away (3-minute walk).

Design and layout

- Externally, there are minor changes proposed. These include new facias, gutters, and soffits; new PVCu front door; photovoltaic and solar thermal panels; and 2m fencing.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. There are 3 no parking spaces proposed which would accord with guidance to serve a dwelling that accommodates 1-3-bedrooms. There would also be ample space within the rear garden to accommodate cycle storage.
- The design and layout respect the character and appearance of the locality.
- The dwelling would still appear as a standard dwelling and as such would appear mostly unchanged within the street scene.

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 occupancy for the proposal is for 2 residents with a support worker which is no more than the existing property which accommodates 4 bedrooms. Therefore, the proposal is not expected to create a disturbance that would not be expected within a residential use.
- There are no additional windows proposed that could create any potential unacceptable overlooking or loss of privacy. The proposed 2m fencing will provide a suitable level of privacy to the neighbour at no.47 The Drove without proposing an overbearing boundary.

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.
- Natural England were consulted with a HRA to screen out potential significant impact as the occupancy rate would be no different to the existing dwelling where the standard occupancy rate is calculated at 2.4 persons per dwelling.

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 ...