

DELEGATED OFFICER REPORT

Application Ref: H/22/94310

Site Address: 7 FOUNTAIN COURT, HEDGE END, SOUTHAMPTON, SO30 4QF

Case Officer: Rachael Morris

Description: Erection of a carport

Particular Site Constraints?	Yes ☒	No ☐
- Flood zone 2 and 3 - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/16962/002/00 - eight terraced houses with garages - Grant Outline Permission For – Jun 1979 - Z/16962/005/00 - Erection of 5 detached and two semi-detached houses with garages – Permit – Mar 1981 - H/22/92864 - Retention and completion of partially built fence and retention of carport (Retrospective Application) – Refuse – Jul 2022 - H/22/93679 - Retention of carport – Refuse – Oct 2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	20 Little Park Close. Support. Plans look fine to me. There will be no impact on my outlook or privacy.		
Parish Council:	Object on the basis of out of keeping with the street scene		
Southern Water:	Please note: • The 150 mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance. • No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. • No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer. • All existing infrastructure should be protected during the course of construction works. • There is a decommissioned distribution main crossing the development site.		
Environment Agency:	No Objection following confirmation a culvert will not be detrimentally impacted.		

Site Visit:	Yes ☒	No ☐
Details: 10/10/2022		

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, DM6, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM6, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The carport is situated to the eastern elevation of the host dwelling, in-front of the detached garage, covering the existing driveway. The carport's total height measures approx. 2.5m in height with a proposed flat roof.
- The scheme has been amended from the previous submission to reduce the proposed car port in height by approx. 1m and designed the structure with a flat roof which reduces its overall presence onto the street scene.
- The proposal is constructed of pvc panelling, which although is not commonly found within the vicinity, due to its reduced presence, the material would not create an incongruous feature to the extent that would constitute a reason for refusal.
- The previously proposed car ports represented an excessive and un-sympathetic addition to the dwellinghouse. It is recognised that this is a more considerate proposal for the dwellinghouse and its locality.
- From the viewpoint of the adjacent public footpath, the main feature would remain as a fence-line with then an open section and the roof sitting on top. The garage behind can still be clearly seen and is the taller structure which helps to retain some of the original character to the dwelling. The proposed structure also sits no further forward than the main front elevation which helps to keep the overall presence at bay.

Residential amenity

- The carport is located to the eastern elevation of the host dwelling, and therefore the main neighbour that is impacted is the neighbour to the east. There is, however, an alleyway which separates the application site and the neighbour to the east and as such there is a limited impact on existing amenity.
- In addition, due to the use of lightweight materials, the carport is not considered to be detrimentally harmful to the amenities of the neighbouring property to the east nor the potential users of the adjacent alleyway.

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.
- In regard to flood risk, there has been no change to the existing land levels, so it is not expected to create any additional detriment to the flood risk of the area.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...