

DELEGATED OFFICER REPORT

Application Ref: H/22/94414

Site Address: THE LANTERNS, 9 SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of two painted wooden garden rooms. Parapets over flat roof and guttering (Retrospective application)

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

Planning History?	Yes ☒	No ☐
• H/17/80676 - Roof and elevational alterations to create two storey dwelling with balcony to front and single storey extension and covered terraced to rear - Refuse Planning Permission For - 02/08/2017 • DC/18/82891 - Discharge of condition 3 of planning application H/17/80676 (allowed at appeal) - Discharged - 10/08/2018		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
HCC Archaeologist:	Would not raise any archaeological issues		

Site Visit:	Yes ☒	No ☐
Details: 20 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 Bursledon, Hamble-le-Rice and Hound (BHH 32)

Assessment:
The application property is a modern designed two-storey dwelling located on the west side of Satchell Lane. The landform is such that the host dwelling is above the road, and the rear garden of the property slopes down from the rear (at Farm Close) towards the main dwelling. The surrounding area is residential in nature, consisting of large, detached properties of varying styles. This application is retrospective and seeks to retain two single

story flat roof garden rooms in the rear garden. It was noted from the site visit that both structures have been completed but landscaping of the rear garden including restoring the ground to its original height is still part of an ongoing project. 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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 32) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
 - ii) Retain and extend the continuity in building line at the southern end of Satchell Lane.
 - iii) Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
 - iv) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

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.
- Both garden rooms are of a similar modern design and constructed by wooden planks with rubber roofing material. They are considered to be sympathetic to the host dwelling and the new boundary fencing in terms of design, colours and materials used.
- From the information provided, both garden rooms together including the covered external decking and attached shed have a combined area of approximately 45 m². Whilst it is acknowledged that both structures are relatively large in size, the application site is large enough to accommodate the additional footprint and built form without detriment to the surrounding setting. The outbuildings on the property account for no more than 18% of the total area of the rear garden.
- There are also other outbuildings of various shapes, sizes, and designs in neighbouring gardens in the vicinity of the property, and therefore the garden rooms of the application site are not considered to be out of keeping and detrimental to the character of the surrounding area.
- Due to the land topography and the location of the garden rooms, any developments located at the rear garden are not visible from Satchell Lane. Furthermore, it is considered that the various outbuildings along Farm Close, the existing garage of the application site and the newly erected fencing can also provide some screening to the garden rooms, minimising their visual impact.

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 top of both garden rooms are visible to neighbours, the garden rooms contain no side facing windows, as such there is no effect on neighbouring amenity in terms of overlooking or loss of privacy. In addition to this, both structures are located at the far end of the rear garden which is considered to have significant distance to neighbour's habitable rooms, and therefore can mitigate any potential harm caused by the garden rooms with regards to loss of light or outlook.
- A condition can be imposed requiring the use to be incidental to the enjoyment of the dwellinghouse.

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.
- One of the garden rooms is used as a part time home office, and another one is used for occasional use as a craft room. Given that no additional bedrooms have been added, the proposal does not impact on the existing car parking arrangements.

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, 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
- Whilst both garden rooms are large in size, they are considered to be in keeping with the main dwelling and not detrimental to the surrounding area. It should also be noted that no objections have been received during the consultation period. The proposal is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments