

DELEGATED OFFICER REPORT

Application Ref: H/22/94229

Site Address: 9 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of carport and veranda (Retrospective Application)

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		
Tree Consultant:	The most damaging element of the build – the foundation slab – has clearly already been constructed, so there is little point in objecting to the retention of the structures.		

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 Bursledon, Hamble-le-Rice and Hound (BHH 21)

Assessment:
The application property is one of a group of similar modest bungalows backing onto woodland and open grassland. The site frontage is fairly open with only low-level boundary wall marking part of the front boundaries. The immediate vicinity is mainly residential in nature. This application is retrospective and seeks to retain the carport and veranda at the side and the rear. The proposal also includes the installation of a 1.8m obscure glass screen to one side of the veranda. 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 21) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope
 - ii) Retain the wide grass verges
 - iii) Maintain the importance of the central open green space and the associated semi-mature broadleaved tree planting in any new development
 - iv) Maintain the predominant plot widths and continuity in building line
 - v) Maintain a uniformity in building heights within the street

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 previous garage had a flat roof which blended in from the front, but the new carport has a pitched roof that is relatively steep, at odds with the host building. However, the application property is situated in a tucked away location and the carport is set far back off from the road. As such, the overall visual impact, whilst not an ideal design, is not considered to adversely affect the appearance of the property or harm the character of the area.
- The veranda creates an element to the dwelling that looks similar to a balcony or terrace. It is not considered as a high quality and the most desirable design, but given its rear location with limited vantage points, this element of the proposal is not considered to have an adverse impact upon the street scene to warrant a refusal.

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.
- The veranda is sited in close proximity to 10 Bridge Close. Given the amount of space that it provides on its raised platform, the veranda lends itself to being used for sitting out and socialise. From the officer's site inspection, the veranda is over 3m in height, so the presence of persons on the raised platform for any length of time is likely to give the occupiers of 10 Bridge Close a sense of being overlooked. Following discussion with the agent, it was agreed to install a 1.8m obscure glass screen to the eastern side of the veranda to mitigate the potential for harmful overlooking and allow light to pass through. It is considered that the proposed side screen would provide a satisfying balance between privacy and enjoyment of the view beyond, and it will be further conditioned.

Trees and landscaping

- There are a number of trees to the rear of the site that are subject to Tree Preservation Orders, so the Council's Tree Consultant has been consulted upon as part of this application.
- Due to the lack of arboricultural information, it is difficult to know the impact on the trees. However, the Council's Tree Consultant confirmed that the most damaging element of the build – the foundation slab – has clearly already been constructed, so there is little point in objecting to the retention of the structures.

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 proposal does not impact upon the current parking provisions and therefore does not have an adverse impact in this regard.

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
- On balance, both carport and veranda are not ideal from an aesthetic point of view, and there is a degree of overlooking of neighbouring property from the veranda. However, it is considered that the 1.8m obscure glass side screen is an acceptable solution of providing privacy and mitigate the potential for harmful overlooking. As such, the proposal is considered acceptable in planning terms and is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments