

DELEGATED OFFICER REPORT

Application Ref: H/22/94050

Site Address: 108 TWYFORD ROAD, EASTLEIGH

Case Officer: Dorothy Hei-Tung-Hoh

Description: New dropped kerb at the front of the property.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Adjacent to a Public Right of Way (Footpath Parallel to Southern Boundary)		

Planning History?	Yes ☒	No ☐
• Z/08400/002/00 - SINGLE STOREY SIDE EXTENSION - Permit - 01/08/1989 • Z/08400/003/00 - FIRST FLOOR SIDE EXTENSION - Permit - 21/06/1995 • F/19/86219 - Erection of two storey side extension to facilitate conversion of existing house into 4no. 1 bedroom flats, with associated alterations to off-road parking provision. - Permit - 23/12/2019 • X/21/90859 - Variation of condition 1 (approved plans) of planning permission F/19/86219 (Erection of two storey side extension to facilitate conversion of existing house into 4no. 1 bedroom flats, with associated alterations to off-road parking provision) to allow for provision of additional rear dormer. – Closed – 24/09/2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection to the application. Concerns were raised regarding the need for direct access to the main road, when there is rear vehicular access to the property.		
HCC Highways:	No objection to the proposal, subject to conditions		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 21 st December 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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals for Eastleigh (ELAC 6)

Assessment:

The application property has been renovated to four one-bedroom flats in few years ago. Due to the steep gradient of the frontage which would have made parking unfeasible, there are no vehicle parking accessed from Twyford Road, the property can only be accessed from the rear (Consort Road). The application is now applying to have a dropped kerb installed of the principal elevation of the front garden onto Twyford Road. It was noted from the site visit that the front garden is currently undergoing some works to obtain an in-out entrance, and the additional parking now proposed to the front of the property has been amended to be flat level to remove the slope. Following discussion with HCC Highways, 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 Eastleigh (ELAC 6) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges
 - ii) Minimise the requirement for on-street parking in new development

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 design of the dropped kerb would be suited to the host dwelling in terms of its form, scale, and appearance.
- The Council has produced Character Area appraisals for the built-up areas of the borough and the application site lies within ELAC area 6, which highlights that the area does not have a strong character. As such, the proposed dropped kerb will only be a minor change to the street scene. In particular, Twyford Road has multiple examples of dropped kerbs and vehicular accesses. Therefore, it is considered that the dropped kerb would not out of keeping with the existing street scene and would be in keeping with the character of the surrounding area.

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.

- Owed to the nature, separation distance, and location of the dropped kerb, it would not cause a significantly harmful impact on the amenity of neighbouring properties. The development accords with guidance set out in the 'Quality Places' SPD.

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.
- The on-site visit demonstrated the lack of turning movements crossing the proposed vehicle access, with the layout of the junction of Twyford Road with St Catherine's Road resulting in movements essentially directed away from the crossover itself. However, updated site layout plans have been received on 02/02/2023 which demonstrate the locating of two on-site vehicle spaces, with adequate extra space given to allow for on-site turning, and therefore forward gear access and egress. HCC Highways raised no objection to the proposal (subject to conditions). The proposal will not cause any highway safety concerns.
- The applicant should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb vehicle crossover works.

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
- In conclusion, the application is supported by the updated site layout plans, and it has been confirmed as being acceptable by the HCC Highways. The justification of either additional or alternative parking now being proposed from Twyford Road is also considered reasonable. The proposal is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments