

DELEGATED OFFICER REPORT

Application Ref: H/23/94514

Site Address: 95 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GL

Case Officer: Claire Campbell-Best

Description: Retention of a new carport and new fence (Retrospective Application)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Environment Agency Surface Water Flooding – 30, 100 and 1,000 year extent Flood Zones 2 and 3 Nature Conservation: SAC, SPA, Ramsar and River TPOs (299-E and 58-H) Southern Water Sewers 2m Buffer – Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/12/70920	First floor side and two storey rear extensions with 3no. rooflights in northern roof elevations and single storey side porch	Permit – 08/08/2012
Various applications relating to protected trees		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Tree Officer:	Whilst there is a significant tree, subject to a TPO, close to the fence and car port, the new car port replaces an existing one and appears to use the same slab. Therefore, there would be very little impact on the tree. The same would be true of the replacement fence. Therefore, we raise no arboricultural objection to the proposed retention of the fence and car port		
Southern Water Services:	No objection		
Environment Agency:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/02/2023		

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 Appraisals.
--

Assessment:

Site and Proposal

The application site contains a detached two storey dwelling which occupies a corner plot on the junction of Park Road and Tyrrel Road with the rear garden abutting Tyrrel Road. The site is enclosed by a low level brick wall to the front and side boundaries, the rear garden is enclosed with high panel fencing and a detached carport which is accessed from Tyrrel Road, both the fencing and carport are the subject of this planning application.

This application seeks the retention of a detached two bay carport with a pitched roof and 2.5m high panelled timber fencing along the southern boundary which fronts Tyrrel Road. Both the carport and fencing replaced an existing smaller pitched roof double garage and fencing of the same height and appearance which had fallen into a state of disrepair.

Principle

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

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

Design and Layout

- The design of the carport and fencing is suited to the host dwelling in terms of its form, scale and appearance. As noted, the replacement fencing is like-for-like in height, colour and appearance to that of the fence that it replaced. The Design and Access Statement submitted with this application sets out that a hedge did use stand in front of the fencing but was removed in 2016, therefore it is considered a fence along this boundary has been an established feature within the street scene with Tyrrel Road and would not cause detrimental material harm to the wider surroundings.
- The replacement carport is the same height (2.95m approx.) but is slightly wider than the garage it replaced (0.3m approx.) however this is considered to be a minor increase in size. Additionally, the previous garage was enclosed on all sides with a garage door, the replacement carport has an open front and sides and is oak framed, resulting in a more light weight appearance than the existing and fits comfortably within the street scene.
- Upon the site visit, it was noted there are a few examples of detached garages with pitched roofs visible from the street scene within Tyrrel Road, therefore the carport would be in keeping within the local vicinity.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- Owing to the location and type of development, the physical structure of the fencing and siting of the carport is not considered to have an adverse impact upon the amenities of the neighbouring properties. As such, 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.

Other Material Considerations

- The site falls within Flood Zones 2 and 3, the Agent has submitted an EA proforma and Flood Impact Assessment alongside this application which confirms the carport and fencing are at the same level as the existing and would not generate any additional risk to surface water flooding.
- There will be no adverse impact upon trees or other natural features worthy of retention.

- There are no likely significant impacts on the SPA.

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 Environment 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐