

DELEGATED OFFICER REPORT

Application Ref: F/22/94373

Site Address: 2 FERRYMAN'S QUAY, VICTORIA ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5RA

Case Officer: Rebecca Altman

Description: Retention of a storage container with timber cladding

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within Flood Zone 3 and risk of surface water flooding • Near to Royal Victoria Country Park (historic park and garden, listed buildings) • Adjacent to Netley Lodge SINC • Group TPO area to north of site.		

Planning History?	Yes ☒	No ☐
<u>Application site:</u> F/22/92186 – retention of storage container with timber cladding – withdrawn Z/14626/005/00 – erection of 8 terraced houses and boat store and layout car and boat park – permitted 16/05/1988 <u>Applications relating to neighbouring properties:</u> 3 Ferryman's Quay: H/22/93708 – erection of shed (retrospective) – under consideration 4 Ferryman's Quay: H/21/90738 – erection of a bike shed – permitted 05/08/2021 6 Ferryman's Quay: F/22/92445 – retention of storage container - withdrawn 7 Ferryman's Quay: H/21/90889 – retention of shed and fencing – permitted 15/09/2021 Z/14626/007/00 – erection of shed – permitted 10/07/1991 8 Ferryman's Quay: Z/39407/001/00 - siting of shed on parking area – permitted 30/01/2003		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 objections received: • Concern that the application details do not accurately show the owned land due to red line shown extending to the highway Officer note –The storage container itself is confirmed as being located within land owned by the applicant. The land extending to the highway access is in shared ownership and the application form confirms that the relevant owners have been notified of this application via Certificate B. • Concern about inaccuracy of flood risk data		

	- Loss of parking space, resulting in more pressure for parking elsewhere on the land and impacting neighbours parking provision. - Concern that the container is sited on neighbouring land. Officer Note – <i>these matters are addressed within the main report.</i>
Parish Council:	No objection.
Environment Agency:	No objection. The container is located in Flood Zone 3. The applicant is advised to make sure the unit is securely anchored to ensure it is not at risk of moving should flooding occur.

Site Visit:	Yes ☒	No ☐
Details: 2 February 2023 – photographs on file.		

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, DM5 and DM11.

Assessment:
<u>Site and proposal</u> The application site is part of a parking and storage area on the east side of Victoria Road, which is associated with a row of houses on the opposite side of the road (Ferryman's Quay Nos. 1 to 8). This application relates specifically to a section of the parking/storage area relating to No.2 Ferryman's Quay, on which a timber clad storage container has been erected. The application seeks retention of the container, which measures 2.5m in width, 3.1m in depth and 2.6m in height. The site lies within Flood Zone 3 and adjacent to a Site of Importance for Nature Conservation (SINC). <u>Principle of the development</u> The container is sited on part of a triangular area of land associated with a terrace of houses on the opposite side of Victoria Road. When planning permission was granted for the houses in 1988 (Z/14626/005/00), a plan was provided showing a row of 16 parking spaces on this area of land, along with space for boat storage. This permission was subject to the following condition relating to parking: <i>The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the area shall be retained in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety.</i> However, it is clear from site visits, google streetview (back to 2011), and details submitted with applications in recent years (including land ownership details from existing residents), that the parking area has not been in its original layout for some considerable time. A number of storage containers/sheds have been granted permission on the land, including for Nos. 7, 8 and 4 Ferryman's Quay and these have altered the appearance of

the site and reduced the space available for parking. Given these previous permissions, and the fact that the parking layout has not been in accordance with the original approved plan for over 10 years, the Local Planning Authority could not enforce the parking condition from the 1988 planning permission.

To summarise, given the number of existing sheds and containers on the land and the modest size of the one to be retained for No.2, the principle of this proposal is considered acceptable, subject to considering if its siting results in any highway safety impacts due to displaced parking (this matter is assessed under the parking section of the report).

Design and appearance and amenity impact

The container is modest in size and the timber cladding has an appropriate appearance in relation to the adjacent trees. There are a number of other sheds and storage containers on the wider site and the proposed container is not considered to have any adverse impact on the character and appearance of the area.

There are no nearby residential properties that would be impacted by loss of outlook or light from the container.

Parking

The land was originally permitted as a parking and boat storage area associated with the dwellings on the west side of Victoria Road, and the land still appears to be used for parking and storage but in a very different layout. A number of other sheds and containers have been installed on the wider site, with cars parked adjacent to or in front of them.

From the site visit it appeared that the owners continue to park their car alongside the container. Neighbours have raised concerns that the parked car encroaches on other people's parking land, although it was not possible to confirm this on site as the individual plots of land are not clearly marked out on the ground. If a parked car did encroach onto someone else's land, then this would be a private matter between residents. From a planning point of view, the matter to consider is whether the loss of parking space for No.2 would impact on highway safety. In this regard, it was noted on site that there are other unrestricted parking options available along Victoria Road, including spaces directly in front of the Ferryman's Quay houses (albeit that these are likely to be well used in summer months). In conclusion it is not considered that the potential displacement of parking for one dwelling onto the public highway in this instance would result in a significant highway safety concern.

Flood Risk and Ecology

The site lies within Flood Zone 3 but as the container is for storage only it is not a use that would be considered vulnerable to flooding. The Environment Agency has raised no objection.

The container is sited on an area of hardstanding and grass, and involved no digging of foundations. During the original application, the Council's Ecologist was contacted due to the location next to a SINC. However, having viewed photographs of the container, no ecological objection was raised.

Response to concerns raised by neighbouring residents

Neighbouring residents have raised concerns that the proposed container may not be sited on the applicants land and that the land within the red line does not all belong solely to No.2.

Confirmation has been sought from the applicant that the container itself is on their land. The red line for the application site extends to the access from the public highway and all

other persons with an interest in that land have been notified of the application, in accordance with Certificate B of the application form.

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: The container is modest in size and does not harm the character or appearance of the area. There are no flood risk or ecological concerns and the proposal would not have a detrimental impact on the local highway network.

Recommendation:	PERMIT ☒	REFUSE ☐
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Subject to conditions.
