

DELEGATED OFFICER REPORT

Application Ref: H/23/94987

Site Address: 60A SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Case Officer: Alexandra Stone

Description: Timber Orangery

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Article 4 – Restricting the use of land by Hovercraft - Waste/ Minerals Sites – HCC MWCA Safeguarded Sites - OPA Government Oil Pipeline		

Planning History?	Yes ☒	No ☐
Z/17769/000/00 – Refuse Planning Permission – 11/07/1977 Change of use from residential to Gourmet Dining Club Z/16500/000/00 – Refuse Outline Permission – 15/12/1975 Redevelopment of gardens to form 5 new dwellings Z/16500/001/00 – Grant Outline Permission – 17/11/1981 The erection of detached house and garage at land Z/16500/002/00 – Grant Outline Permission – 05/10/1984 Erection of detached dwelling Z/16500/00/00 – Grant Outline Permission – 20/10/1987 Outline: Erection of detached dwelling and garage Z/16500/006/00 – Grant Outline Permission – 11/08/1994 Outline: Erection of one detached dwelling and garage Z/16500/007/00 – Grant Outline Permission - 30/09/1998 Renewal of outline permission for one detached dwelling and garage Z/36026/000/00 – Permit – 1706/1999 Construction of two storey annexe with garage/ carport and single storey link with existing dwelling Z/36533/000/00 – Permit – 28/07/2000 Construction of two storey dwelling with shared access F/09/66320 – Permit – 21/01/2010 Construction of garage with carport and first floor accommodation including front dormers and external space F/10/67081 – Permit – 16/06/2010 Application for new planning permission to extend the time limit for implementation of planning permission F/05/53842 erection of two storey dwelling with shared access F/10/67157 – Permit – 29/06/2010 Application for extension of time limit for implementation of extant planning permission F/05/53866 Construction of two storey annexe and single storey link, following demolition of existing single storey annexe, detached garage and outbuilding F/10/67444 – Permit – 14/10/2010 Construction of 2 storey attached garage and annexe with roof terrace, following demolition of existing garage and attached annexe (amendment to previously approved scheme) F/10/67577 – Permit – 17/01/2011 Construction of 2 storey dwelling with access and garage, following felling of trees (amendment to previously approved dwelling ref. F/10/67081)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		

Site Visit:	Yes ☒	No ☐
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Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

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

Principle

The application is for a timber framed orangery. This would measure approximately 3.5m by 5.5m.

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

Design and layout

- The design of the timber orangery is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The timber orangery is to the rear of the dwelling, it is a modest addition and will remain unseen from the front of the dwelling.

Residential amenity

- 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

- 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 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...