

DELEGATED OFFICER REPORT

Application Ref: H/23/94671

Site Address: 32 CIRRUS GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposal is to demolish existing wood outbuilding structure, retain solid concrete base and existing dimensions and build new brick structure with flat sika single ply membrane roof. New structure will have working mains electricity, will not be used as dwelling accommodation and will not exceed existing structure height.

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

Planning History?	Yes ☒	No ☐
• LDC/22/92452 - Lawful Development Certificate for a proposed use or development: Single storey rear extension - CLOPUD - Certificate Issued - 01/04/2022 • PD/22/94442 - PD Enquiry: Demolish existing outbuilding/shed (wood) and rebuild brick structure in line with existing dimensions - A Planning Application Is Required - 16/01/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 10 th March 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 64)

Assessment:
The application site contains a two-storey detached property located on the northwest of Hamble centre. The property benefits with a medium sized rear garden and a large frontage parking area. The immediate surrounding area is residential in nature and

characterised by 1990s to present day detached developments. The current application proposes to build a new brick outbuilding with flat roof at the corner of the rear garden following demolition of existing wooden outbuilding. Whilst the new structure is modest in size, it will be located within 2 metres of the boundary of the curtilage of the dwellinghouse and the height will exceed 2.5 metres. As such, it could not be constructed under Permitted Development. After reviewing the submitted plans, 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.

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 proposed outbuilding is of an appropriate design and scale and would not have a significantly increased harmful impact, physically or visually upon the character and appearance of the locality than that which the current existing outbuilding presents. Given that the solid concrete base would be retained, and the new structure would be under flat roof, the proposal would not result in an increase the footprint of the building nor increases the overall roof height. It is considered that the new outbuilding would sit well in the rear garden.
- As like the existing outbuilding, the new structure would be tucked away in the far corner of the rear garden and therefore it would not be visible when viewed from Cirrus Gardens. The flat roof nature and form also serving to limit its visibility from its surroundings and the wider public realm. The proposal would not affect the street scene.

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 overall height of the outbuilding would still be slightly higher than the boundary fence. However, it is considered that the change of roof form would actually be a benefit to the adjoining neighbours as the flat roof design is less prominent and more sympathetic to its surroundings. Owing to its location, roof form and single storey nature, the proposal is considered acceptable in terms of its impact upon neighbouring amenities. It would not cause loss of privacy, overlooking or overshadowing. No objections have been received during the consultation period.

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 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
- The proposed development is of an appropriate design and scale and would not have a significantly increased harmful impact than the current existing outbuilding. It would also cause no impacts to any neighbours. The recommendation is to

permit.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		