

DELEGATED OFFICER REPORT

Application Ref: H/22/94301

Site Address: 5 FRY CLOSE, WEST END, SOUTHAMPTON, SO30 3LE

Case Officer: Claire Campbell-Best

Description: Erection of 1m boundary fencing, widening of pedestrian footpath to enable disabled access and insulation of the floor to the integrated garage

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge HRA Screening Criteria: SAC, SPA, Ramsar and River		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
O/15/76418	Outline application for to 100 dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access off Botley Road and associated ancillary works. All matters to be reserved except for access	Allowed at Appeal – 07/10/2016
RM/18/82821	Reserved matters pursuant to outline permission O/15/76418 for residential development of 100 dwellings (details of the access, appearance, landscaping, layout and scale) Condition 4: The garages hereby approved shall only be used for the purpose of parking private motor vehicles and cycles in connection with the residential use of the properties and shall not, at any time, be used for any other purpose without the prior written consent of the local planning authority. Where garages are provided with sinks/utility areas a separate garden shed for the storage of cycles shall be provided prior to the first occupation of the associated dwelling and subsequently retained/replaced. Reason: To ensure the adequate provision of on site parking for vehicles and cycles. Condition 7: No development for any phase shall exceed slab level until a detailed landscaping scheme and final Landscape Management and Maintenance Plan for that phase has been submitted to and approved in writing by the Local Planning	Approve the Reserved Matters – 05/03/2019

	Authority. The scheme shall cover all hard and soft landscaping and shall include proposals for all areas of public open space, noise buffers, biodiversity and sustainable drainage and shall not conflict with proposed street lighting and shall be consistent with the approved acoustic fence planting strategy ref DD187D06revA; tree planting volume and tree pit details ref DD187D04C and DD187D05C; Planting Strategy DD187L02 Rev G; Attenuation Basin Planting Strategy DD187D07RevB and Illustrative Masterplan DD187L01Rev G. All landscape works shall be carried out in accordance with the approved plans and documents and to the appropriate British Standard, and verification of this shall be provided by an appropriate landscape consultant at the request of the Local Planning Authority. Reason: In the interests of visual amenity and biodiversity.	
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	No Objection		
Hampshire County Council Highways	No Objection – concerns were raised that the proposed insulation to the garage would remove the potential for parking.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/02/2023		

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:
<u>Site and Proposal</u> The application site contains a two storey detached dwelling with an integrated garage located on the northern side of Fry Close. The property has a shallow set back from the road with a modest landscaped area, pedestrian footpath to the dwelling and a hardstanding driveway. The property forms part of newly built residential development

comprising of properties that are of a similar size, design and have an overall uniform appearance.

This application seeks approval for the erection of a 1m boundary fence/railings, the widening of the pedestrian footpath to enable disabled access and the insulation of the garage floor. Ordinarily, the above proposals would not usually require formal planning permission however, planning reference RM/18/82821 for the entire residential development carry planning conditions restricting changes to garages and landscaped areas. As a result, a formal submission for these proposals has been submitted for consideration.

Principal

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 West End where the principle of development is acceptable.

Design and Layout

- The design of the boundary fencing/railing and widening of the pedestrian footpath is suited to the host dwelling in terms of its form, scale and appearance.
- The fencing/railing would be 1.0m in height and would span approx. 7.0m along the southern boundary and a small portion of the eastern boundary. It would comprise of black metal fencing/railings with a pedestrian access gate of a similar appearance.
- While it is acknowledged the fencing/railings would enclose a designated landscaped area within the development, it is considered an acceptable form of boundary treatment due to the height, appearance and the resultant fencing/railing would still allow for the landscaping to be seen and maintained.
- It was also noted upon the site visit, there are examples of wooden railings as boundary treatment within the wider area, therefore it is considered the fencing/railings respect the character area and is supported within the Quality Places SPD.
- The widening of the pedestrian footpath would include removing shrubbery which is not part of the allocated landscaped area and placing similar slabs to that of the existing. This would result in a widened footpath which would allow wheelchair access for a disabled relative who resides at the property. It is considered this element of the proposal would be minimal and the proposed matching materials would ensure this element would blend into the street scene.
- The insulation to the garage would be to the ground floor only which is currently laid to concrete with a utility area to the rear. The insulation would be internal works and would not be seen from the street scene and is not considered development. However, initially, the application form stated the garage would be used as an exercise room which would contravene Condition 4 of planning permission RM/18/82821. Upon discussion with the applicant, it has been agreed that the garage will remain for the purpose of parking only with the insulation in place. The main purpose of the insulation is to provide more usability to the utility area in the winter months which is acceptable.

Residential Amenity

- Owing to the location and type of development, the physical structure of the fencing and the widening of the footpath is not considered to have an adverse impact upon the amenities of the neighbouring properties and accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact in terms of loss of privacy, light or outlook.

Landscaping

- Initially, this application proposed the removal of landscaping to the front and side garden between the application site and no. 6 which is bound by a landscape management plan conditioned under planning reference RM/18/82821. The applicant was advised that any alterations to the landscaping would require a non-material amendment application and this element cannot be considered as part of this planning application. As a result, the applicant submitted a revised landscaping plan omitting this element and as such, the landscaping would remain as existing.

Highways Safety and Parking

- Hampshire Highways were consulted upon with regards to the boundary treatment and the close proximity to the highway. While they raised no objection to the fencing/railing, concerns were raised that the proposed insulation to the garage would result in the loss of a parking space. As mentioned in the design section of this report, the garage would continue to be used for the purposes of parking. The applicant has been informed if they wish to use the garage for any other purpose other than parking, a formal planning application would be required.
- As the garage would still be used for parking with the insulation in place, the parking arrangements will remain unaffected and accords with the Residential Parking Standards SPD

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:
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - 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 ☐