

DELEGATED OFFICER REPORT

Application Ref: H/23/94811

Site Address: ST LUCIA, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Removal of existing porch in order to construct carport and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Within The Old Bursledon Special Policy Area • Within The Old Bursledon Conservation Area • Adjacent to a Listed Building		

Planning History?	Yes ☒	No ☐
• C/13/73799 - First floor and single storey rear extensions with extension to first floor balcony with alteration to existing fenestration - Permit - 07/03/2014 • H/20/88107 - Erection of a free standing carport with open sides - Refuse Planning Permission For - 07/09/2020 • H/21/90394 - Erect car port following removal of existing portico to main house entrance - Permit - 29/06/2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Built Heritage Consultant:	No objection		
Tree Consultant:	No arboricultural objection		

Site Visit:	Yes ☒	No ☐
Details: 24 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, S5 and S8; and Development Management policies DM1, DM2, DM11, DM12, DM14, DM26 and BU7
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 23)

Assessment:

St Luica is a two-storey detached dwelling with attached double garage stands in a commanding and prominent position near the start of Salterns Lane on the western side approximately 2 metres above the roadway. The dwelling is finished in rendered under a tile roof, its villa style currently contributes to the character of the area. The immediate surrounding area is mix of low-density housing within a large plot. The neighbouring properties are also located down a narrow sunken lane with a well-established bank/hedgerow. This application relates to the erection of a carport. The proposed scheme in this application is substantially similar to the approved design (H/21/90394) with the differences being the size has been reduced and the roof form has been changed. The proposal also includes the replacement of arched window above the front door with a smaller round window and additional planting along the entrance boundary to provide further screening from Salterns Lane. It is noted that pre-application advice had previously been offered.

Principle

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the area, 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 application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- Policy BU7 relates to the Old Bursledon Special Policy Area, designated to protect an area of low-density housing, woodland, open fields, and salt marshes adjacent to the River Hamble, served by narrow country lanes with well-established hedgerows, banks, walls and trees. The Old Bursledon Special Policy Area includes the Conservation Area. The policy states that residential extensions and replacement dwellings in the Old Bursledon Special Policy Area will only be permitted provided they:
 - i) do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;
 - ii) have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
 - iii) do not create a dwelling disproportionately larger than the one that is being extended or replaced;
 - iv) are subservient to and in proportion to the existing building in form, scale and design;
 - v) do not contribute to the cumulative urbanisation of the area; and
 - vi) are not otherwise detrimental to the character of the area as viewed from the River Hamble.
- The application site is in close proximity to the neighbouring Grade II Listed Buildings – Walnut Tree Cottage and The Dolphin Public House. Therefore, the policy requirements and criteria in Policy DM12 are relevant. The policy states that

the proposed development within the setting of a heritage asset will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

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.
- This proposal is for a new structure attached to the north-east corner of the host dwelling to act as a carport and porch to provide covered access to the front door from the parked vehicles. When compared with the approved scheme (H/21/90394), this proposed carport is smaller in size and with a matching pitched roof. The supported on white painted posts will also match the white painted render of the house. As such, the current application is considered an acceptable scheme to tie in with the style of the main building. The proposed carport will look part of the existing dwellinghouse rather than a temporary gazebo/ pergola, thereby integrate satisfactorily with the character of the host dwelling and wider surrounding area.
- St Lucia is set well back from Salterns Lane, and as such the proposed carport will not be highly visible from the southern approach along Salterns Lane and. It is also noted that the planting adjacent to the fence line has been strengthened since the beginning of the application process to improve the shielding of the proposed structure and ensure there is minimal impact on the neighbouring properties and street scene.

Impact on the Listed Building

- None of the proposed works will be physically attached to Walnut Tree Cottage and The Dolphin Public House. Therefore, it will not give rise to any material harm to the fabric of the Listed Buildings. Furthermore, the proposed carport will maintain an appropriate level of separation from the Listed Buildings, as such it will not harm their setting.

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.
- Although the proposed carport is large in isolation, it will be distance from any neighbouring properties. With additional planting adjacent to the fence line, the carport will not have a significant detrimental impact in terms of overbearing effects of visual dominance or loss of light to the neighbouring properties.

Trees and landscaping

- The area is existing hardstanding. There are no significant trees in close proximity to the proposed car port. As such, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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.
- As part of the proposals, the proposed carport is for providing at least one functional covered parking space, which will not impact on the existing car parking arrangements in theory.

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

- Like most of the Bursledon Conservation Area, Salterns Lane has buildings of numerous ages as development has progressed and the application property is evidently in the process of being refined to a more modern movement ethos, which is of great benefit to the area. This proposal will be an integral element of the revised image of this building, which is not considered to impact on the wider Old Bursledon Conservation Area, adjacent listed buildings and neighbouring properties. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments