

DELEGATED OFFICER REPORT

Application Ref: H/23/94746

Site Address: ROOKERY NOOK, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2BX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erect orangery at front/side

Particular Site Constraints?	Yes ☒	No ☐
• Outside Built-up Area Boundary • Outside the urban edge – Countryside • Within HRA Screening Area		

Planning History?	Yes ☒	No ☐
• Z/18701/001/00 - Construction of proposed first floor extension, new roof and single storey side extension - Permit - 27/05/1993 • Z/18701/000/00 - single storey side extension and new garage - Permit - 20/07/1978 • H/20/87587 - Retention of tree house/climbing frame - Permit - 05/11/2020		

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

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 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Rookery Nook is a detached, rendered bungalow lies in the countryside between Fair Oak and Botley, north of Hedge End, part of a loose-knit scatter of dwellings in a rural location. It is the smallest dwelling within this part of Winchester Road. The property sets back off the highway with gravel driveway and a detached double garage. The application seeks approval to erect an orangery to the side of the host dwelling. The development is considered acceptable and complies with policies DM1, DM2, DM11, DM14 and DM26 from the 2016-2036 local plan, in that:

Principle

- 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.

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 L-shaped orangery would be single storey and infill the space behind the existing double garage up to the kitchen. It would be largely screened by the existing side gate and the garage and as such would not be prominent. It would have limited visual impact upon the public realm or the wider countryside.
- Whilst the use of brick would give the orangery a significantly different appearance to the host dwelling, there is little to no uniformity along this part of Winchester Road. Therefore, the introduction of brick built in the application site would not appear uncharacteristic of the surroundings. Furthermore, it is noted that many of the neighbouring properties are finished in brick work and as such the proposed materials are appropriate to the context.

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.
- Due to the location, proximity, and relationship of the application property to its neighbours, the proposed orangery is not considered to have a significant detrimental impact in terms of overbearing effects of visual dominance or loss of light to any neighbouring properties. The proposed windows on the right and rear elevations would also not allow overlooking to any neighbours as they would face the open countryside and the rear fencing. The application accords with the amenity requirements of Policy DM1 of the adopted Local Plan and the Council's 'Quality Places' SPD.

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.
- Sufficient parking spaces are available within the existing gravel parking area of the application site. Therefore, the proposal would not have a detrimental effect to highway safety and would accord to guidance set in the Residential parking standards SDP.

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 orangery is a modest addition to the main dwelling which would not create a detrimental impact on the countryside or cause a significantly harmful impact on the amenity of neighbouring properties. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments