

DELEGATED OFFICER REPORT

Application Ref: H/23/94786

Site Address: 43 ASCOT ROAD, HORTON HEATH, EASTLEIGH, SO50 7JP

Case Officer: Claire Campbell-Best

Description: Erect garage at the front of the property and existing garage conversion with addition of window at the front (revision of approved planning permission H/22/94025)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Built-Up Established Area Environment Agency – 100 and 1000 year extent HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/94025	Additional external garage to the front and alteration to fenestration of the existing garage	Permit – Dec 2022
H/20/88657	Single storey extension and part garage conversion	Permit – Nov 2020
H/19/85831	Extension to front of garage and the creation of a new second floor with small dormer windows	Allowed at Appeal – Feb 2020
H/18/83207	Two storey front extension with gable roof	Refuse – July 2018
H/17/81717	Two storey side extension	Refuse – Mar 2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Fair Oak Parish Council:	No Objection		
Hampshire County Council Highways:	No Objection		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out on previous application (H22/94025) on 21/11/2022		

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</u>

The application site contains a detached two storey dwelling with an integrated garage located on the south western side of Ascot Road. The dwelling is set back from the highway with a driveway and front garden, to the rear there is private amenity space. The surrounding area is residential in nature, the application site forms part of a 1980/1990s housing estate featuring detached and semi-detached dwellings of similar size and style. Some plots on this estate have detached/attached garage built forward of the principal built line of main dwellings.

Background comparison to previous scheme (H/22/94025)

The detached single storey garage and existing garage conversion has already been approved under H/22/94025. This planning application will focus on the new position and reduction in depth to the proposed detached garage within the plot.

Principle

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 where the principle of development is acceptable.

Design and Layout

- The proposed garage would still be located in a similar location proposed under approved planning application H/22/94025. Only a slight change in location is proposed, this would include siting the garage slightly closer to the northern and eastern boundaries. The proposed garage would still angled and parallel to the highway.
- The garage would have a pitched roof and would have a depth of 5.5m (a reduction of 0.5m) and would be finished in materials that would match the host dwelling and would be of a similar appearance to the garages found within the local vicinity.
- It was noted upon the site visit, there are numerous examples of detached garages located to the front curtilage of plots within Ascot Road. Therefore, the garage would be in keeping within the surrounding area.
- The proposals would not be an overdevelopment of the site and sufficient amenity space would remain.

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.
- In order to protect the residential amenity of neighbouring residential properties, the use of the garage will be conditioned as such that it shall not be used for any business, commercial or industrial use or as an independent unit of accommodation.

Highways Safety and Parking

- Owed the new proposed location and size of the garage, Hampshire Highways were consulted upon. They advised they have no objection to the new location as it would still be considered accessible from the highway, there would still be an adequate turning area where vehicles can turn and the although the garage is 5.5m in depth, it would still be a sufficient size to provide off-street parking.
- There remains space for 2no. vehicles to park on the driveway within the site and as such, with the proposed garage, there would be adequate off-street parking within the site as set out in the Residential Parking Standards SPD.

Other Matters

- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐