

DELEGATED OFFICER REPORT

Application Ref: H/23/94760

Site Address: 69 SPITFIRE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RT

Case Officer: Claire Campbell-Best

Description: Erect detached garage/store at front garden

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

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/34078/002/00	Outline: Residential Development	Grant Outline Permission – 16/11/1998
Z/34078/003/00	Construction of 67 dwellings with estate roads, public open space, footpaths and road link to the north to Baron Road	Approve the Reserved Matters – 06/07/1999
LDC/20/87171	Lawful Development Certificate for proposed use: Conversion of existing garage into habitable accommodation	Clopud – Certificate not issued – 28/02/2020
H/20/87557	Retention of conversion of garage to habitable accommodation (amended description)	Permit – 05/05/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	4no. objections and 1no. comment (summarised): - Proposed location of garage is community land - Loss of parking - Loss of light - Unsightly - Drainage issues - Close to boundary wall and conservatory in rear garden.		
Parish Council:	No comments received		
DIO (MOD Abandoned Pipelines:	The Defence Infrastructure Organisation does not have apparatus situated within the vicinity of your proposed works, and as such does not have any further comments to make		
ESP Utilities Group:	As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas network.		
Esso Petroleum Company Limited:	No further comments		
Exolum Pipeline System:	No further comments		
Scottish and Southern Electricity Networks:	No objection – guidance notes provided		
SGN:	No objection – guidance notes provided		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/03/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Site and Proposal

The application site comprises a detached two storey dwelling located on the entrance of a cul-de-sac within Spitfire Way. To the front of the site, there is a hardstanding driveway and a portion of land laid to gravel and a concrete base which is the proposed location of the garage/store subject to this planning application. The surrounding area forms part of a residential development featuring dwellings of a similar style and appearance with some plots featuring detached/attached bricked garages with pitched roofs.

The application seeks the approval for the erection of a detached garden/store which would be located on land to the front of the application site and would run parallel to the western boundary wall of no. 67. The garage/store would have a flat roof with a gentle slope and would have a depth measuring 5.2m, a width of 3.2m and an overall height of 2.6m. This proposal would have an up and over garage door, 2no. side facing windows and would be finished in cement board cladding.

Principle

The site is located within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies.

Design and Layout

The dwelling and the land in which the garage/store is proposed, is on the entrance to the cul-de-sac, leading to public open space, resulting in an openness within the street scene. The portion of land to the application site further contributes towards the spaciousness of the residential area. The proposed garage/store would be readily visible from this entrance and along with the design of the garage/store, it would be out of character to both the host dwelling and the street scene and would be an alien feature in this location.

The proposed introduction of cladding (colour unknown) to all elevations is not commonly found within the local vicinity and is considered inappropriate. It is acknowledged there are garages found within this development however, these are not comparable to the proposed development as these garages are finished in brick with pitched roofs and compliment the dwellings within the estate. This cladding to the proposed garage/store would only emphasize the difference between the surrounding garages and dwellings within the development.

Overall, it is considered the proposed garage/store is considered to be an incongruous feature within the street scene and character area, thus warranting justification for refusal.

Impact Upon Neighbouring Amenity

Due to the proposed siting of the garage/store, the neighbour most impacted by the proposals would be the neighbour north west of the site, no. 67 Spitfire Way. This property is orientated so that the 1.8m rear boundary wall, rear conservatory and garden would be directly west and parallel to the proposal. The occupant to no. 67 has raised concerns the garage/store would impact the amount of light received to the conservatory. The submitted plans show the proposed development would be set in from this boundary by approx. 1.2m, with the boundary wall in between. This wall would provide screening for the majority of the garage/store with a small portion (approx. 0.7m) being visible to the neighbouring property. The proposed flat roof would also help to reduce any overbearing with regards to this neighbour. The rear garden to no. 67 also faces south so would still receive a good amount of light with the development in place. On balance, given the considerations, the proposed garage/store is not considered to impact of the light and outlook to no. 67 to an unacceptable degree to warrant a refusal on residential amenity grounds.

Loss of light concerns have also been raised by no. 89, the submitted plans show there would be a separation of approx. 16m between the proposal and this neighbour. While the guidance set out in the 'Quality Places' SPD states a minimum separation distance of 22m, however, this is guidance and relates to windows serving habitable rooms. As the proposed garage/store would be used for either parking or storage and not habitable accommodation, the development is not considered to have an unacceptable impact on the neighbouring amenity by way of loss of privacy, light or outlook.

Highway Safety and Parking

The property is currently a 4no. bed dwellinghouse which requires 3no. parking spaces as set out in the Residential Parking Standards SPD. This is currently provided to the front of the site. In a previous planning application approved under H/20/87557 whereby the integrated garage was converted into habitable accommodation, it was brought the LPA's attention that the property was being let as holiday accommodation and brought into question if the level of parking needs to be increased at a later stage.

This application appears to seek that increased level of off-street parking, however the proposed garage/store does not meet the standard garage minimum dimension requirements (6m x 3m) and cannot be considered as an off-road parking space. Had the design and siting of the proposed development been acceptable, an amendment would have been sought to increase the depth to meet the minimum requirement and a condition applied to ensure the proposed garage/store would be used for the purpose of residential parking only.

To conclude, the current parking provision is acceptable, however it is noted if parking to the site needs to be increased there is on-street parking available with no restrictions.

Other Matters

Concerns have been raised by neighbours that this land was allocated as community land/public open space as part of the plans approved for the development under approved planning application Z/34078/003/00.

Upon inspection of these plans, there is no evidence to suggest this land was allocated for such use. A Land Registry check has been carried out to ascertain the ownership of this land. Land Registry shows the land is within the ownership of no. 69 and the boundary line submitted with this application is correct. The land was previously a grassed area with hedging but this has since been removed with small shrubs remaining, however as noted in the assessment above, the land is still considered to contribute towards to the openness of the residential area.

There will be no adverse impact upon trees or other natural features worthy of retention and 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 Environment 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 refusal:

Reasons for refusal:

- 1) The proposed development by reason of its siting, design and materials would create an unattractive and incongruous feature at odds with the appearance of dwelling and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036], The National Planning Policy Framework and The Quality Places Supplementary Planning Document

Recommendation:

PERMIT ☐

REFUSE ☒