

DELEGATED OFFICER REPORT

Application Ref: H/23/94848

Site Address: 24 GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of partly reinstate boundary wall, add an additional return wall and roof to create carport. Carry out works to driveway, grading surface and the entrance. Installing permeable paving/stone the driveway. Installation of gates (Part Retrospective)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/14/75571 - Single and two storey side extension - Permit - 20/01/2015 • X/19/85558 - Variation of condition 3 (materials) of planning permission F/14/75571 - Permit - 20/06/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		
Ecologist:	Removal of the hedgerow represents a loss of biodiversity which is contrary to local plan policy DM11 and national planning policy which require biodiversity net gain, not loss.		

Site Visit:	Yes ☒	No ☐
Details: 5 th April 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 Appraisal for Hedge End, West End and Botley (HEWEB 38)

Assessment:
The application site contains a two-storey detached dwelling set in a long and thin plot with an area of hard standing at the front. The property is finished in white render and has had a number of previous additions which include single storey and two-storey side extensions. It is located on the north-eastern edge of Hedge End. There is a mixed

character to the properties in this area but the properties on this part of Grange Road which is characterised by strong set backs from the road. This application is in part retrospective as the majority of the structure (carport) is already erected. The proposal also includes works to driveway, grading surface and the entrance gates. Unfortunately, the application is not considered acceptable and not comply with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 38) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verge edge and semi-mature broadleaved tree planting to the east of Grange Road.
 - ii) Mitigate the effects of the heavy vehicular traffic on Grange Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - iii) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
- 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.

Character and Design

- This application will be determined having regard to the Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and Supplementary Planning Document Character Area Appraisal Hedge End, West End and Botley Area 38 Guidance (HEWEB 38). These seek to ensure that new development is appropriate to its surroundings and helps retain the character that gives each area its identity. In this instance, the HEWEB 38 document identifies the key features as being: a) retain the soft verge edge and semi-mature broadleaved tree planting to the east of Grange Road; b) mitigate the effects of the heavy vehicular traffic on Grange Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces; and c) maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting. The Council's main concern relates to key feature (c).
- The application property and other properties on this part of Grange Road display a level of uniformity in terms of their relationship to the road. The driveways, front gardens and front elevations to each building are broadly visible from the public domain, which adds to the spacious context in which the application property is viewed. The proposed carport is sited forward of the host dwelling and adjacent to the road. Clearly, the introduction of this relatively large structure within the front garden of the host dwelling reducing the setback of buildings on the plot. It is considered to interrupt the established more open pattern, failing to respect the character of the locality. Although it is acknowledged that there are other similar developments (e.g., rendered boundary wall at Nos 8, 10 and 12, and row of garages on the opposite side) also set close to the road, they all set back from front/back lawn with soft landscaping and grass verged pavements, thereby offset

their harmful visual impact. Thus, they are in keeping with the character of the locality and fit in well with the street scene.

- The carport, by reason of its size, prominent siting and utilitarian appearance, results in a visually oppressive and intrusive form of development, that is incongruous and has an adverse impact upon the character of the surrounding street scene. Despite the carport could be screened with hedging and planting in the future, the ground appears to be already covered in hardstanding, and therefore there are no space for additional planting with matching height, extent, and density to lessen its visual impact on the street.
- It is understood that the erection of boundary wall and entrance gates are for reasons of privacy and security following incidences of vehicle theft and trespass at the site in the locality. The applicant's wish to protect their property and prevent further such incidents occurring is entirely understandable. However, it is not convinced that the carport is necessary and acts as an efficient deterrent in the above respect; a simple boundary wall gates can achieve a similar aim. The carport is therefore not acceptable.
- All other elements of the proposals are considered to be acceptable in principle in this location.

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.
- Whilst the carport is large, due to its location there is no potential for unacceptable impact on the amenity of the neighbouring properties with regards to overlooking and harmful loss of light or outlook.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of hedgehogs near this site. A precautionary working method for hedgehogs would have been required, however it appears that the hedge has already been removed. Removal of the hedgerow represents a loss of biodiversity which is contrary to local plan policy DM11 and national planning policy which require biodiversity net gain, not loss. Mitigation for loss of the hedgerow and biodiversity enhancements are required.
- An opening for hedgehogs (13 x 13 cm) in the baseboards of the boundary fencing is required if gates are to be permitted across the driveway.
- The ground appears to be either very compacted, or already covered in hardstanding. A drainage engineer must determine whether a soakaway or permeable paving will be feasible in this situation and whether surface water would drain into the ground due to these conditions. Any soakaway must be located at least 5 m from any structure including fencing.

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.
- The proposed works are not considered to be to the detriment of highway safety. They would not alter visibility or result in the spillage of car parking on to the highway.

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:

- Given that the application is in part retrospective, there is little to no scope to amend the proposals. It is recommended for refusal.
- The carport, by reason of its size, prominent siting and utilitarian appearance, results in a visually oppressive and intrusive form of development, that is incongruous and has an adverse impact upon the character of the surrounding street scene. Furthermore, the removal of the hedgerow represents a loss of biodiversity. The proposal is therefore contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Supplementary Planning Documents 'Quality Places' (2011), Character Area Appraisal for Hedge End, West End and Botley (2008) and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments