

DELEGATED OFFICER REPORT

Application Ref: F/22/93356

Site Address: 59 POUND ROAD, BURSLEDON, SOUTHAMPTON, SO31 8FF

Case Officer: Gary Osmond

Description: Construction of 1no. two bedroom detached dwelling

Particular Site Constraints?	Yes ☐	No ☒
- Within the urban edge - Within an established residential area		

Planning History?	Yes ☒	No ☐
Application site:		
F/12/70427 – Outline: Construction of detached dwelling – Refused March 2013		
Z/33664/000/00 – Outline: Construction of 4 bedroom dwelling and garage – Withdrawn Aug 1995		
Neighbouring site (57 Pound Road):		
Z/28208/001/00 – Construction of detached chalet bungalow in rear garden – Approved Aug 2003		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Three representations were received to the originally submitted proposals, all in objection and highlighting the following issues: - Boundaries shown are incorrect - Overdevelopment of a backland plot - Additional vehicles using the access drive - Visually intrusive - Loss of privacy and light - Disturbance during construction and safety of neighbours - Devaluation of neighbouring properties A further two representations were received to the amended scheme, from the same neighbours and reiterating previous concerns.		
Bursledon Parish Council:	No Comment/No Objection		
Environmental Health:	No objection subject to amenity protection conditions being applied during construction. Also suggests that surface treatment for driveway be a solid material to limit noise disturbance, and that external lighting be designed to limit visual impact upon neighbours.		
Ecology:	Biodiversity enhancement and landscaping should be included as part of the proposals, together with bat/bird bricks.		
Natural England:	Objection on the grounds of recreational impact upon the New Forest SPAs.		

Site Visit:	Yes ☒	No ☐
Details: 24/08/2022		

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, DM6, DM11, DM13, DM14, DM23, DM29 and DM30.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:**Proposal & Context:**

The application seeks consent for the construction of a detached two bedroom, two storey dwelling to the rear of No.59 Pound Road, together with a detached carport. That now being considered is an amended version of the scheme originally submitted.

The site is accessed via a shared driveway from Pound Road, which also serves Nos. 55 & 57. The site is rectangular in shape, backing onto an area of public open space to the south, with residential gardens to the north and east. Immediately to the west of the site is No.57, a detached two storey chalet style dwelling which was approved in 2003. All boundaries are marked by 1.8 metre timber fencing. The site is clear of vegetation, with a dense mature hedge to the rear onto the public open space.

The shared boundary with No.57 follows the approximate line of a public sewer, which requires a three metre easement.

Site History:

The site has been subject to two previous applications for the construction of a dwelling, the most recent of which was refused in 2013. This was an outline application with all matters reserved and proposed a smaller site. This application was refused on the grounds of failure to secure planning obligations and demonstrating that adequate off-road parking could be provided.

Policy & Principle:

The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal planning approval being based upon the exact nature, details and impact of that proposed being considered to be in accordance with the relevant local plan policies and planning guidance. The most relevant policies in this instance are DM1 and DM23.

Policy DM1 requires all development to take proper account of the site and surrounding context, as well as neighbouring uses, and to be of a high quality design, together with an number of other considerations.

Policy DM23 encourages new residential development within urban areas, provided all other relevant policies of the local plan are complied with.

Despite two previously unsuccessful attempts, the application site is a clear development site, the principle for which has already been accepted by the approval and construction of No.57 Pound Road. The acceptability or otherwise of the scheme currently under consideration is therefore down to the details of that proposed and its impact upon neighbouring occupiers and the surrounding area.

Layout, Form, Scale & Design:

The scheme now under consideration has been amended from that originally submitted. The first floor has been reduced in scale, the ridgeline lowered and the roof fully hipped.

This has reduced both the height and scale of dwelling, particularly its flank elevations. It is of a simple traditional form and in terms of site layout works with the constraints of the sewer easement and provides adequate space for on-site parking above the required standard, as well as adequate external amenity space to serve the development.

Concern has been raised by neighbours that the applicants do not control all the land shown within the application redline. Whilst this may be the case, for the purposes of the planning application the appropriate notice has been served on the adjoining landowners and evidence provided to demonstrate that there is a right of access to the site via the shared driveway. For planning purposes therefore, the LPA is in a position to determine the application, albeit separate consents may be required from those neighbouring landowners in relation to construction access to the site.

Street Scene & Area Character:

Whilst the proposed dwelling will be visible from Pound Road, it would be some distance away at the end of the shared driveway and will have a minimal impact upon the public realm or the street scene. Views from the public open space to the rear would generally be obscured by the dense boundary planting. Views would be available from Cunningham Gardens, albeit at an angle and set behind existing development.

As to the character of the surrounding area, whilst backland development is no longer encouraged, a precedent has already been set with the construction of No.57. The site is also a clear building plot, the development of which would make better use of the site and reduce pressure to a modest extent upon sites outside the urban edge. Overall therefore, it is not considered that development of the site would result in any adverse harm to the character of the surrounding area.

Parking & Highway Issues:

As a two bedroom dwelling, a minimum of two off-road spaces should be provided to meet Council requirements. That proposed indicates that these two spaces, plus an additional visitor space can be provided in a sensible and convenient position, as well as suitable turning space.

Some concern has been raised with regards to increased use of the shared driveway through additional disturbance and highway safety, given the close proximity of a bus stop on Pound Road. Whilst the concerns in relation to disturbance are noted, the modest increase in vehicle movements associated with a single dwelling would not be sufficient to warrant a reason for refusal. In terms of highway safety, Hampshire County Council Highways standing advice allows for up to five properties to use an existing dropped kerb access before any alterations or upgrades need to be considered. In this instance, the current access is sufficiently wide to allow easy manoeuvring and provides adequate sightlines.

Residential Amenity:

Concerns relating to loss of privacy, light and outlook have been raised by objectors. However, whilst these concerns are noted, it is not considered that the proposed development will result in any unacceptable impact upon the amenity of neighbouring properties in these respects due to its orientation, proximity and relationship to neighbouring dwellings. One area of concern was the visual impact upon the garden and rear outlook of No.24 Cunningham Gardens. However, the reduction in the height and physical scale of the amended scheme, together with the angle and distance involved is considered to have addressed impact in this regard to an acceptable extent.

As to the amenity of future occupiers, the proposed dwelling meets minimum standards in terms of internal floor and private garden areas. It can also meet the requirements of Policy DM29 relating to higher access standards. It will also provide a reasonable outlook and levels of natural light and privacy for occupiers.

Drainage & Servicing:

Policy DM6 requires new development to utilise sustainable drainage methods. Whilst no details have been provided at this stage, a condition requiring these details to be submitted and approved is included.

In terms of servicing, adequate space is available for secure bin and cycle storage. There is also adequate space at the end of the driveway for bins to be left out on collection day, together with those of neighbours, without impeding access to the driveway or the public footway.

Trees & Nature Conservation:

There are no trees on or neighbouring the site which would be impacted by that proposed. In terms of biodiversity enhancement, the recommendations of the Council Ecologist are noted, and a suitable condition is recommended.

Habitats Regulations:

The objection raised by Natural England is noted. However, it is the view of the Council, as Competent Authority, that suitable mitigation can be provided in relation to increased recreational pressure resulting from the development upon the New Forest SPAs. A mitigation scheme has been set up by the Council which the applicant has confirmed they will be using and to which they have provided contributions. A condition preventing any development from commencing for 21 days following consent being granted is also recommended to accord with the requirements of Section 281(6) of the Wildlife and Countryside Act 1981 (as amended).

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:

Recommendation:

PERMIT ☒

REFUSE ☐

For the reasons set out above, the application is recommended for approval subject to conditions relating to the following:

- Approved drawings;
- Commencement within three years;
- No works to begin within 21 days;
- Construction method statement;
- SUDs drainage details;
- Materials;
- Construction hours;
- No burning;
- Biodiversity enhancement measures;
- Landscape scheme;
- Completion of landscaping;
- Obscure glazing;
- Water quality mitigation;
- Bin & cycle storage; and
- Provision of parking.