

DELEGATED OFFICER REPORT

Application Ref: X/23/94660

Site Address: 20 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 3EG

Case Officer: Alex Webb

Description: Variation of Condition 6 of planning permission F/16/78590: Alterations to roof to include hips to gable extension, rear dormer, 3no. roof lights to front, two storey side extension, erection of double garage to front and widening of entrance bridge to allow for use of part of the garage as a home office and store to allow for use of part of the garage as a home office and domestic store

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones HRA Screening Criteria (River SAC, SPA, Ramsar)		
Hazards/other environmental - Environment Agency Surface Water Flooding (1000-year extent and 100 year-extent)		
Aviation safeguarding - Airport Safeguarding Zones		
Heritage County Sites of Archaeological Importance		

Planning History?	Yes ☒	No ☐
LDC/22/92505 - use of existing garage since 14/07/2016 as Aura Landscapes office (Class E(g)(i) – Certificate not issued (20/04/2022)		
F/16/78590 - Alterations to roof to include hip to gable extension, rear dormer, 3no. roof lights to front, two storey side extension, erection of double garage to front & widening of entrance bridge – Permitted 08/07/2016		
F/15/76902 - Alterations to roof to form hip to gable enlargement, front & rear dormers, single storey side & rear extension, erection of garage to front & new boundary wall & gate - Refused 5/1/2016 Appeal dismissed 13/6/2016 APP/W1715/D/16/3 146046		
U/14/75590 - Application for Lawful Development Certificate: Construction of single storey side & rear extension, formation of gables to roof & rear dormer windows - Issued 22/1/2015		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 x Objections: • business premises in a residential area • office already constructed • remainder of site used as a business storage facility • no objection in principle • periodic noisy activities • disposal of waste in bonfires. • how will use of garage as office change business activities at the site and level of noise and pollution in a residential area. • plant and vehicles parked - damaging concrete bridging over stormwater drainage ditch • occasional use of adjacent publicly maintained grassed space as vehicle park - worn away drainage pipe covering connected to ditch • use and parking on the grassed space has • what activities will take place at the office and therefore its effect on parking and traffic		

Parish Council:	No Response

Site Visit:	Yes ☒	No ☐
13/04/2023		

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, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisal.

Assessment:

The application site is located in a residential area on the south east side of Moorgreen Road. The property contains a detached bungalow and a detached double garage close to the road. The majority of the amenity space is to the north (side) of the existing bungalow which is currently being renovated.

Planning permission F/16/78590 for the *alterations to roof to include hips to gable extension, rear dormer, 3no. roof lights to front, two storey side extension, erection of double garage to front and widening of entrance bridge* was subject to 7 conditions and condition no. 6 reads as follows:

(6) The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety

The proposal is for the conversion of part of the garage to a home office and allow storage of personal work tools and therefore a variation of the above condition is required to allow for this. It is proposed that the condition be re-worded as follows:

*(6) The garage hereby approved shall only be used for the purpose of parking private motor vehicles and **for the use as a home office and store** in connection with the residential use of the property and shall not, at any time, be used for living accommodation, commercial or industrial purposes.*

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety

Whilst there would be the loss of one parking space within the double garage, there remains sufficient parking for approximately 4 cars to the front of the property. The highway officer for application F/16/78590 commented that it would be 'preferable' to have adequate space to turn vehicles on-site but this was not a requirement. Given the space to the front of the property to provide for the parking space to be lost, this is not considered an issue.

Concerns have been raised regarding the use of the office and land to the front of the property for business purposes. The variation of the condition would continue to restrict

the use of the garage for any living accommodation, commercial or industrial purposes and the use as a home office and store would be ancillary to the residential use of the property. The parking for the property would also have to be ancillary to the residential use of the dwelling.

The applicant has confirmed that the building materials currently on site relate to the renovations of the existing property and are not associated with their own landscape business. Evidence has also been provided to demonstrate that the main business premises for the landscape business is registered to a separate address.

The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The changes would be to the internal arrangement of the garage and would not impact on the exterior appearance of the building.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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.
- The design and layout respects the character and appearance of the locality.
- 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: For the reasons set out above the application to vary condition 6 is permitted.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
