

DELEGATED OFFICER REPORT

Application Ref: H/23/94927

Site Address: 8 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1ES

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a new double car port in the front garden

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s) • Hiltingbury and Hocombe Park Special Policy Area		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site, however it is noted that there have been applications for work to TPO's trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	The development must accord with the arboricultural report reference WT 092-22 AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA		

Site Visit:	Yes ☒	No ☐
Details: 13 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 Appraisals (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury and Hocombe Park Special Policy Area)

Assessment:

The application site contains a detached two-storey dwellinghouse set in a generous plot. The plot includes an ample parking area and a detached double garage. The surrounding area is residential in nature with the main characteristic of the area being the relatively large plot sizes, with the majority of the dwellings being detached and set within large gardens, many of which include mature trees. The application seeks approval to construct a double carport in the front garden. The development is considered acceptable and complies 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 Hiltingbury and Hocombe Park Special Policy Area, which is defined in the Eastleigh Borough Local Plan. It differs from many of the other areas described in this guidance in that it is afforded a degree of statutory protection from inappropriate development.

The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive, and which help to meet a demand for such properties. The following local plan policy applies:

In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:

- i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
- ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

Character and Design

- 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.
- The plot benefits from being of a generous size, meaning that even large double carport could be accommodated without resulting in any overdevelopment of the site. The carport would not displace any amenity space.
- It was noted from the site visit that the carport would maintain an appropriate level of separation from the roadside. Together with the existing boundary treatment and trees, the carport would not be highly visible from the street scene. The use of timber would also allow the carport an opportunity to weather and blend in with its environment over time. As such, the carport is not considered to have a detrimentally harmful impact upon the visual amenities of the wider surroundings

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.
- The proposed double carport does not appear to encroach the neighbouring property even its height would be slightly taller than the boundary fence. The carport is also not considered to cause excessive shadowing or loss of light, especially the existing plants and trees along the boundary fence can provide additional screening.

Trees and landscaping

- There are several significant trees to the front and rear of the application site, which are subject to Tree Preservation Orders. Tree plan has been included with the application.
- To retain and protect the existing trees which form an important part of the amenity of the locality. The development must accord with the arboricultural report reference WT 092-22 AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

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 proposal is for providing two functional covered parking spaces and as such it would not decrease the amount of usable car parking on the plot.

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:

- Subject to conditions
- The application site has sufficient space to accommodate a development of this nature, and the carport would not affect any neighbours. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments