

DELEGATED OFFICER REPORT

Application Ref: H/23/94892

Site Address: GLEN LEA, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT

Case Officer: Claire Campbell-Best

Description: Proposed annexe to rear garden

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Residential Area Tree Preservation Order (60-H and 329-E) HRA Screening Criteria: River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93734	Two storey rear extension, single storey side extension, proposed full storey extension on top and elevational alterations	Permit – 23/03/2023
H/23/95028	Erection of garage	Under consideration

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
West End Parish Council:	No comments received		
Trees:	No objection – subject to pre-commencement conditions: The development must accord with the arboricultural report reference 23_5837_02_32 version 1.0. 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. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. Notwithstanding the information submitted to date, no development related works shall take place on site until a supervision statement is submitted to and approved in writing by the Local Planning Authority. The supervision statement must detail how the services will be installed under arboricultural supervision and should include details of actions, timings and reporting methods. The supervision statement shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		
Asset Management:	No comments received		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out on 11/10/2022 to assess previous application H/22/93734		

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 is a large plot which contains a detached two storey dwelling which has recently received planning permission (H/22/93734) which will involve a significant amount of development. As a result, an application for a proposed annexe which would be located in the rear garden has been submitted. The annexe would provide living accommodation for the occupiers while building works commence to the main property.

The proposed annexe would have flat roof and an overall footprint of approx. 57sqm and would comprise a living room, bedroom, store and w.c. Amended plans were received 26 April 2023 which shows the annexe would have a maximum height of 3.0m and would be finished in cladding. There would also be a ground level patio area leading off from the proposed annexe.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of West End where the principle of development is acceptable.

Design and Layout

- The design of the proposed annexe, upon receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance. While it is acknowledged proposal is a sizeable addition, it is considered appropriate when taking into consideration the size of the plot. It should also be noted, an outbuilding with the same size footprint could be constructed without the need for formal planning permission, which is a material consideration when assessing this application.
- As noted, the proposal would be sited in the rear garden, the site itself has a steep incline from the main property into the rear garden. There is also extensive natural screening lining the majority of the front boundary, As such, the proposed annexe would not be visible to the public realm and would have minimal impact upon the surrounding street scene.
- The proposal would be subservient when compared to the host dwelling. The proposed cladding would make the structure appear as a typical garden outbuilding and would not detract from the character of the main property.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- 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 proposed annexe would have windows that would look into rear garden and would also face the north-west boundary. Due to the extensive natural hedging and tress situated along this boundary, the proposal would be well screened and not cause any overlooking or privacy concerns with regards to the neighbours to the north-west.
- It should also be noted there have been no neighbour objections received during the consultation period.

Annexe

- As noted, the proposed annexe would provide living accommodation for the applicants during building works permitted under H/22/93734. The plans indicate there would be no kitchen facilities within the annexe. As such, the proposed annexe is considered ancillary accommodation to the host dwelling as it cannot be used an independent dwelling unit.
- Once building works are completed, the annexe is intended to be used solely by the occupants of the main house. To ensure this, a condition will be applied to limit the use of the annexe where it will remain ancillary to the main house and that whoever resides in it must be directly related to the occupiers of the main house, i.e., it cannot be let or sold separately.

Trees

- Trees were consulted upon due to the proposal being in close proximity to protected trees. Initially, the Council's Tree Offer requested arboriculturally information as a pre-commencement condition. This ROAVR Tree Survey and Arboricultural Impact Assessment was provided on 28 April 2023 prior to this application being determined. The Tree Officer has reviewed this information and is satisfied with the protection measures set out in the assessment, subject to a further pre-commencement condition, which the agent has agreed to.

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.

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 approval subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐