

DELEGATED OFFICER REPORT

Application Ref: F/23/94701

Site Address: 30 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BA

Case Officer: Alex Webb

Description: Erection of 2no. garages and 4no. parking spaces whilst rearranging the rear gardens to No. 1c Hamilton Road and No. 30 Spring Lane to allow for sheds and bin storage.

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)		
Aviation safeguarding Airport Safeguarding Zones		
Sewers SW Sewers 2m Buffer		

Planning History?	Yes ☒	No ☐
F/21/90799 - Erection of 1no. dwelling with associated parking – refused and dismissed at appeal 15/03/2022		
Z/32660/000/00 - Change of use: alterations and additions to provide 4no. flats and shop, with car parking - Permitted 15/03/1993		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	5 x objections • over development • not in-keeping with the area • visual appearance of brick wall to garages • loss of light to neighbouring garden area/allotments • lack of drainage information • results in reduced parking • existing problems with on street parking and accidents. • reduces existing grassed area bring the • vehicles brought closer to the house and decreases open space - • needed in the current climate for wellbeing and health. • impact on neighbours' wellbeing and our property • parking should be for flats • space currently meets the demand for tenants • if rented out would force tenants to park on street and bring more vehicles to the local area. • not enough street parking to meet the current demand • businesses bring more cars to the area- forcing the local residents to park away from homes. • commercial space dangerous and should not be counted as a car parking space. • disruption from building works • future potential for conversion of garages into dwellinghouse • position of dropped kerbs		
Bishopstoke Parish Council:	No objection		
Highways	No objection in principle - the application is for 5 dwellings or less, there is no required change of vehicle access onto the highway, and the development does not access directly onto a classified road,		

	HCC's Highway Standing Advice should be referred to in the first instance.
Ecology	There are records of bats and hedgehogs in the area. A precautionary working method for hedgehogs will be required. The garages must not have exterior lighting would illuminate any off-site vegetation. Biodiversity enhancement is required. The drainage reports state that surface water from each of the properties drains to a public sewer which drains to Chickenhall sewage treatment works. If it is possible to divert the rainwater from the garage roofs through a rain garden, this would absorb some of the pollutants and be preferable to the water going into the surface water sewer directly from the roofs. I have reviewed the revised plans which show some planting areas along the southern side of the plot. As long as the soakaway is located at least 5 m from any built structure including fences I have no further objections. The proposed planters should be planted with a variety of plants to attract pollinators and have a long flowering season. Is it possible to include additional planters with flowering plants along the back of the garages on the eastern boundary? This would also soften the rear elevation of the garages.

Site Visit:	Yes ☒	No ☐
20/03/2023		

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.

Assessment: The application site consists of No.30 Spring Lane and No.1 Hamilton Road and the proposal relates specifically to the amenity space and existing parking area located at the rear of the properties. The site is to the rear of the junction with Hamilton Road and Spring Lane and is located on the northern side of Hamilton Road. The off-road parking area is currently laid to hardstanding, with access from Hamilton Road. The parking area and is used for the properties within No. 30 Spring Lane and No. 1 Hamilton Road namely: • No.1a Hamilton Road - first floor 2-bedroom flat • No.1b Hamilton Road – ground floor 2-bedroom flat (to the rear) • No.1c Hamilton Road - first floor 2-bedroom flat • No. 30 Spring Lane ground floor consists of a one-bedroom flat No.1 Hamilton Road also has part Class E commercial use at ground floor level (to the front). This commercial use has a parking space to the front of the building and all the flats as listed above have parking facility on the application site accessed from Hamilton Road.

The surrounding area is predominately residential in character mainly typified of Victorian/Edwardian age dwellings in a regular grid layout of terraced and semi-detached properties with predominantly shallow setbacks. There are existing garden outbuildings located in the rear gardens of properties on the east side of Spring Lane namely Nos 34 and 44.

The proposal is for the erection of a building to form a single garage and a double garage. The two spaces within the double garage would be allocated to one of the two-bedroom flats and the single garage is proposed to be used by the applicant. The additional four parking spaces proposed would be unallocated for the 2 x two-bed flats and 1 x one-bed flat. It would also result in the provision of sheds and bin storage within the existing amenity space.

The proposed parking arrangement would be a mixture of both allocated and unallocated which is quite unusual for the size of the existing development which is considered to be small scale. It would however meet the total residential on-site requirement of six spaces. No provision is proposed for the existing salon and this is currently provided to the front of the property.

Whilst the proposal would reduce the amount of grassed area provided for the existing occupants, it is common for sheds and bin storage to be located in amenity areas.

The proposal would result in less parking than approved under application Z/32660/000/00 and would therefore have some impact upon the local highway network and amenity. The residential property is unusual in that off-road parking is provided and therefore any provision is considered a benefit. The applicant has provided amended plans to demonstrate that the car parking spaces, both on site and within the proposed garages, would meet the minimum standards and that the turning aisle width measures in excess of the required 6.0m. The applicant has also provided a supporting highway statement from DMMason Engineering Consultants and evidence to support the reduction in parking following a parking survey in 2021.

These impacts have been considered in detail in conjunction with the Council Highway Officer and it was concluded that given the amount of reduction, it is unlikely that the proposals would cause a significant or detrimental impact on the highway given the information provided to date. Given the uses are already in place, the reduction in residential parking already provided and the commercial parking provision has been made available elsewhere, the highway impacts are considered to be negligible and there is no objection from HCC Local Highway Authority.

Concerns have been raised regarding the parking of other residents on the application site, the scale of the garages and the potential for loss of light into the allotments/garden to the north. The garages overcome this issue of others parking on the east side of the site. The garage building would have a maximum height of 2.7m and would be flat roofed. The height is not considered to be excessive considering the height of the existing boundary treatment and what could be built under permitted development were the properties not converted into flats. The development would only be adjacent to a small proportion of the garden and so the overall impact is not considered to be damaging to overall enjoyment of this space. The development is not therefore considered to have a detrimental impact on this part of the neighbouring garden and amenity space in accordance with local plan policy DM1.

Overall, 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 where the principle of development is acceptable.
- The design of the garages is suited to the host building in terms of its form, scale and appearance.

- 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 is recommended for planning permission.

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...

