

DELEGATED OFFICER REPORT

Application Ref: H/23/95032

Site Address: 22A WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replace an existing single garage with double garage, demolish garden shed and pump room and construct underground private (foul) pumping station within the front garden

Particular Site Constraints?	Yes ☒	No ☐
• Within a Conservation Area – Botley/Winchester Road • Within Established Residential Area • Article 4 Direction – removal of permitted development rights		

Planning History?	Yes ☒	No ☐
• F/20/88398 - Erection of a three bed detached dwelling following demolition of existing dwelling. - Permit - 26/03/2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		
Built Heritage Consultant:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 2 nd May 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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; The Botley conservation area appraisal

Assessment:
The application site contains a 1960's bungalow with a single garage, pump room and a detached garden shed within the front garden. The property lies on the eastern boundary of zone 4 of the Botley Conservation Area and is located on Donkey Lane (a private, unmade track accessed from Winchester Street, in a residential area of Botley). This lane serves a small number of residential properties of varying forms, scales, designs, and periods. The application seeks approval to construct a double garage with store following demolition of the existing outbuildings and garage within the front garden. From the submitted plans, it is also understood that the proposal includes works on the drive

surface. Following discussion with the agent, it was agreed to change the surface materials from brick pavers to light resin bound. Amended plans were received on 22/05/2023. The change of materials is considered to be an improvement that does not affect neighbouring amenity and therefore does not require neighbour re-notification.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable. However, the acceptability of any proposal would be dependent upon consideration of the design and impact upon the wider surrounding conservation area, as well as the impact upon neighbouring amenities, assessed against the relevant planning policies and supplementary guidance requirements.
- As the application site falls within the Botley Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

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 application property is located along a private lane that exhibits a range of architectural styles of different periods. In this aspect, the replacement garage could be considered to reflect the evolving character of the lane. Furthermore, this lane is a narrow and private track with a small number of properties along it and therefore the application site itself is largely screened by other properties, any new developments at the site would not be visible from Winchester Street. There is no detrimental impact on the street scene.
- The proposed development would fit in admirably, particularly with lean-to log store giving a more rural feel. With the use of the quality materials as proposed, particularly the handmade clay tiles that would have individuality and produce a good texture, it is considered that the replacement garage would be a positive addition to the area, enhancing this corner of the Botley Conservation Area.
- There are no listed buildings in the immediate vicinity, the closest being 19 Winchester Street, just north of the entrance to Donkey Lane on the opposite side of the street, therefore there is no detrimental impact on any heritage assets. It should be noted that the Council's Built Heritage Consultant raised no objection to the proposed development.
- The application originally proposed to use bricks as driveway pavers which is considered to result in an adverse physical and visual urbanising impact in this quite rural corner. Following discussion with the agent, it was agreed to change the surface materials from brick pavers to light resin bound.

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 replacement garage is single storey and would be located on a similar footprint to the existing outbuildings. In view of this and due to its nature, it is unlikely to impact on the amenities of neighbouring properties. No objections have been received from any neighbours during the consultation period.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 existing dwelling incorporates a single garage that is considered not large enough to accommodate a modern family car. As part of the proposals, the existing garage and outbuildings are to be replaced by a double garage to provide two functional covered parking spaces. Parking space for 2 cars will still be retained on the front driveway. As such, it is considered that the proposals will increase the amount of usable car parking by 2 spaces, thereby improving the parking arrangements.

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 proposed development represents an enhancement to the application site, and in turn, the conservation area. It would have limited impact to the neighbours and the locality. As such, the recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		