

DELEGATED OFFICER REPORT

Application Ref: H/22/93708

Site Address: 3 FERRYMAN'S QUAY, VICTORIA ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5RA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of shed (Retrospective Application)

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within Flood Zone 3 and risk of surface water flooding • Near to Royal Victoria Country Park (historic park and garden, listed buildings) • Adjacent to Netley Lodge SINC • Group TPO area to north of site.		

Planning History?	Yes ☒	No ☐
• Z/14626/005/00 – erection of 8 terraced houses and boat store and layout car and boat park – permitted 16/05/1988		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received: • Loss of parking space, resulting in more pressure for parking • Out of context and appear more like an electric control room • Affect their interests		
Parish Council:	No Objection		
HCC Highways:	No highways issue to raise after reviewing the revised site plan.		
Southern Water:	Southern Water requires a formal application for any new connection to the public surface water sewer to be made by the applicant or developer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd November 2022		

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, DM5, DM11 and DM14.
Supplementary Planning Documents:

Assessment:

The application site is part of a parking and storage area on the east side of Victoria Road, which is associated with a row of houses on the opposite side of the road (Ferryman's Quay Nos. 1 to 8). The site lies within Flood Zone 3 and adjacent to a Site of Importance for Nature Conservation (SINC). This application seeks retrospective planning permission to retain a shed, which measures 2.2m in width and 0.9m in depth.

Principle

The shed is sited on part of a triangular area of land associated with a terrace of houses on the opposite side of Victoria Road. When planning permission was granted for the houses in 1988 (Z/14626/005/00), a plan was provided showing a row of 16 parking spaces on this area of land, along with space for boat storage. This permission was subject to the following condition relating to parking:

The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the area shall be retained in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times.

Reason: In the interests of highway safety.

However, it is clear from site visits, google street view (back to 2011), and details submitted with applications in recent years (including land ownership details from existing residents), that the parking area has not been in its original layout for some considerable time. A number of storage containers/sheds have been granted permission on the land, including for Nos. 2, 4, 7 and 8 Ferryman's Quay and these have already altered the appearance of the site and reduced the space available for parking. Given these previous permissions, and the fact that the parking layout has not been in accordance with the original approved plan for over 10 years, the Local Planning Authority could not enforce the parking condition from the 1988 planning permission.

To summarise, given the number of existing sheds and containers on the land and the modest size of the one has already retained for No.3, the principle of this proposal is considered acceptable, subject to considering if its siting results in any highway safety impacts due to displaced parking (this matter is assessed under the parking section of the report).

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 shed is very modest in size and has a same appearance to the adjacent shed of No.4. It is considered the use of a green coloured finish helps to keep the shed being subservient and inconspicuous that can blend into the surrounding trees.
- It was noted from the site visit that there are a number of other sheds and storage containers on the wider site, therefore the proposed shed is not considered to have any adverse impact on the character and appearance of the area. It does not stand out as an incongruous feature within the parking area.

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.
- With regards to the design, scale, position, and relationship with neighbouring properties, it is not considered that the shed results in an unacceptable harmful impact on the amenities of neighbouring occupiers.

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 land was originally permitted as a parking and boat storage area associated with the dwellings on the west side of Victoria Road, and the land still appears to be used for parking and storage but in a very different layout. A number of other sheds and containers have been installed on the wider site, with cars parked adjacent to or in front of them.
- From the site visit, it appeared that the owners continue to park their car alongside/in front of the shed. Neighbours have raised concerns that the parked car encroaches on other people's parking land, although it was not possible to confirm this on site as the individual plots of land are not clearly marked out on the ground. If a parked car did encroach onto someone else's land, then this would be a private matter between residents.
- From a planning perspective, the matter to consider is whether the loss of parking space for No.3 would impact on highway safety. In this regard, it was noted on site that there are other unrestricted parking options available along Victoria Road, including spaces directly in front of the Ferryman's Quay houses (albeit that these are likely to be well used in summer months). In conclusion it is not considered that the potential displacement of parking for one dwelling onto the public highway in this instance would result in a significant highway safety concern.
- A revised site plan has been provided on 09/03/2023 to show how the shed and vehicle parking can be co-located on site, which HCC Highways has reviewed and confirmed that the shed does not obstruct anything and there is an adequate turning area.

Other matters

- Confirmation has been sought from the applicant that the shed itself is on their land. The red line for the application site extends to the access from the public highway and all other persons with an interest in that land have been notified of the application, in accordance with Certificate B of the application form.

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 shed is very modest in size and does not harm the character or appearance of the area. It has also been confirmed by Highways that the proposal does not have a detrimental impact on the local highway network. As such, this application can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments