

DELEGATED OFFICER REPORT

Application Ref: H/23/95067

Site Address: 77 PASSFIELD AVENUE, EASTLEIGH, SO50 9NJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing outbuilding. New detached outbuilding to use as annex

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		
Tree Consultant:	No arboricultural objection to the proposal, subject to the condition		

Site Visit:	Yes ☒	No ☐
Details: 5 th June 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 Appraisal for Eastleigh (ELAC 16)

Assessment:
The application property is a two-storey, semi-detached, bay-fronted dwelling which forms part of a row of semi-detached properties of a similar scale, period, and design. It sets in a long and thin plot. Situated in west Eastleigh and, immediately east of Passfield Avenue, this side of the road has residential properties with a few commercial units and a petrol station. Opposite the application site is the Fleming Park Leisure Centre. The application seeks approval to build a detached annexe at the very bottom of the garden, following demolition of the existing buildings. The original plans showed a kitchen, bathroom, living area and bedroom in the annexe, which is considered to create an own separate residential unit. Following discussion with the agent, it was agreed to reduce the size of the proposed annexe and remove the kitchen to create the link between the annexe and host dwellinghouse. The development is now 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 character area of Eastleigh (ELAC 16) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and associated semi-mature broadleaved tree planting.
 - ii) Maintain the importance of the the views west accross the recreation ground
 - iii) Mitigate the effects of the heavy vehicular traffic on Passfield Avenue in new development using measures such as boundary planting, set backs and orientation of internal spaces.
 - iv) Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development

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 proposes the construction of a single storey detached annexe at the rearmost extent of the back garden. It would have a footprint of 35sq.m (insufficient to meet the national space standards for an independent dwelling), providing modest accommodation of a bedroom, living room and shower room. The resident is elderly and can foresee a time when the care and support of family members on a live in basis may be required. Although it is a detached structure and situated at the rear garden, there is no gate or road to access to the back of the property, therefore the plot could not easily be subdivided. Furthermore, the annexe would still share the kitchen and same vehicular access with the host dwellinghouse and as such there is dependency between the main property and the proposed annexe.
- The proposed annexe would be simple in its design and appearance, and it would not be noticed from any public vantage points. It was also noted from the site visit that there are lots of outbuilding in the areas of neighbouring gardens. Therefore, the proposed annexe would not appear out of keeping with others in the immediate 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.
- Whilst the proposed annexe is relatively large in comparison to other outbuildings in the area, there are various shrubs, trees, and plants in the rear garden to provide sufficient screening. In view of this and owed to the position and single storey nature of the annexe, the proposal is unlikely to affect any neighbours. It would not cause loss of privacy, overlooking or overshadowing. It should be noted

that no objections have been received from neighbouring properties during the consultation period.

Trees and landscaping

- To the rear of the application property there is a group of trees that may be subject to a Tree Preservation Order. There is potential for the rooting systems of these trees to be impacted by construction in the application property. However, the applicant has supplied arboricultural documents that demonstrate that the proposed structure can be built and maintained without significant impact upon the trees. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposal, subject to condition.

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.
- Passfield Avenue is a heavily vehicle route, but it is not considered that the proposal would cause negative effects on this road.

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 revised plans have overcome the concerns, demonstrating the dependence on the host dwellinghouse. Together with no impacts on the street scene and any neighbours, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments