

DELEGATED OFFICER REPORT

Application Ref: H/23/95021

Site Address: CHESTNUT VIEW, 6 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Case Officer: Alexandra Stone

Description: Proposed Detached Garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Netley Abbey Conservation Area - Article 4 – Restricting use of land by Hovercraft - Within Curtilage of Grade II Listed Building - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
Z/30888/004/00 – Refuse Planning Permission – 14/05/1990 Conversion of existing building to 2 dwellings and garages, erection of 5 houses and garages and alteration to access. L/30888/006/00 – Grant Listed Building Consent – 09/10/1990 Conversions and extensions of existing buildings to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access. C/33105/001/00 – Temporarily Approve – 01/11/1993 Siting of mobile home for a temporary period. N/33212/001/00 – Consent to Tree Works – 22/02/1995 Notification of intent to fell Chestnut tree in front garden C/33212/002/00 – Refuse Planning Permission – 27/03/2000 Change of use of paddock land to garden and retention of close boarded fence. C/33212/003/00 – Permit – 13/09/2000 Change of use of part of paddock to garden, retention of existing close boarded fence, construction of post and rail fences to replace existing close boarded fence and construction of green house. N/11/69462 – Raise No Objection – 11/10/2011 Felling of 1no. Chestnut C/14/73988 – Permit – 24/03/2014 Erection of 2No. outbuildings in rear garden H/17/82133 – Permit – 05/03/2018 Single storey rear extension H/19/84811 – Permit – 14/03/2019 Conversion of garage to habitable accommodation		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>2 Grange Farm (summarised):</u> New development should preserve or enhance the appearance and character of the conservation area. We believe that the new building will not fit into its surroundings and will damage the appearance and character of Grange Farm. Garage to the front of all properties and first seen when arriving through communal entrance. Garage excessive in size and much larger than the integral existing garage which had been recently converted. Did not object to conversion due to no impact on overall appearance of Grange Farm. Plans do not show type of materials to be used so no guarantee it will fit in. aesthetically with other buildings.		
<u>Objection:</u>			
Parish Council:	No Comments Received		

Southern Water:	The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. It appears that the applicant is proposing to abandon/divert a public foul sewer. Any public sewer diversion proposals shall be approved by Southern Water under Section 185 of the Water Industry Act. An application should be made using Southern Water's Get Connected Service at developerservices.southernwater.co.uk Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items above also apply. 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.
Ecologist:	There are records of bats very close to this site, which is also in an amber great crested newt impact risk zone. It is less than 100 m from the nearest pond, with additional ponds within 400 m from the site. West Wood Grange Field SINC is adjacent to the property. From the plans this appears to be an addition to the side of an existing building. Further details about the proposed construction and attachment to the current building are required. I can see that an application for a garage to be converted to living accommodation was approved in March 2019 (H/19/8481), but it is not clear whether this is the same garage or a different building. I can review photos of the building and the site that would be affected by the construction to determine whether a survey will be required but given the ecological sensitivity of the site and the age of the building, it is highly likely that a survey and at least a precautionary working method statement will be needed.
Conservation Officer:	Apart from the gable that needs to be hipped, the general form of the building is appropriate for the position provided the materials are to match the host building. Holding objection

Site Visit:	Yes ☒	No ☐
Details: 17/05/2023		

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:
The development will be assessed against policies DM1, DM11 and DM12 from the 2016-2036 local plan: <u>Principle</u> The application is for a detached garage to the front of the dwelling. The development is within the Netley Abbey Conservation Area .

Design and layout

- Policy DM1 requires new development to;
 - a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside

The application site also falls within the “Netley Abbey” Conservation Area. Thus triggering Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which requires the local planning authority, or as the case may be, the Secretary of State, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- The design of the garage is not considered to be suited to the host dwelling in terms of form, scale and appearance. The development is not in keeping with the surrounding properties due to the prominent position, design and scale.
- The design and layout would not respect the character and appearance of the locality.
- The floor plan shows a quadruple sized garage in which would appear to have similar footings as the listed building closest to development. This would be excessive and detrimental to the setting of the listed buildings adjacent.
- The colour and type of materials to be used in construction have not been submitted which could be conditioned to match the existing dwelling.
- Had the application been acceptable in all other regards, additional information would have been sought to address the holding objection, however as the proposal has been recommended for refusal, this information has not be requested.

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.

Other material considerations

- 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.

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:

Recommendation:

PERMIT ☐

REFUSE ☒

The detached garage by reason of its scale, and prominent siting to the frontage of the site would result in an incongruous and discordant addition, at odds with the appearance of the host dwelling, and the character of the wider surrounding conservation area. The proposals are therefore contrary to Policy DM1 and DM12 of the Eastleigh Borough Local Plan (2016-2036), and the contents of the National Planning Policy Framework (2021).