

DELEGATED OFFICER REPORT

Application Ref: H/23/95216

Site Address: 27 DERBY ROAD, EASTLEIGH, SO50 5FD

Case Officer: Claire Campbell-Best

Description: New single storey garage to side of property

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Residential Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding EBC Sold Land Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
H/22/93157	Single storey rear extension and internal alterations	Permit – 03/08/2022
PN/22/93682	Prior Notification for the construction of a single storey flat-roofed rear extension with roof lantern	Prior Approval Refused – 26/08/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No comments received		
Asset Management:	No response required		
Southern Water Services:	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: Site visit carried out 08/06/2023		

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:
<u>Site and Proposal</u> The application site contains a two storey semi-detached dwelling which occupies a skewed position in a triangular plot on the junction of Derby Road and Hardy Road. The

dwelling features a two storey projecting catslide roof gable end and two sets of bay windows at the front and side and a single storey rear extension permitted under H/22/93157. Due to the triangular plot, the rear garden is relatively small and narrow. The side and front garden is more generous, with the side garden also serving as a driveway. The surrounding area contains similar style interwar dwellings where the corner properties are orientated much the same as the application site.

This application seeks permission for a detached single storey garage which would be located on the western side of the plot and on the existing driveway and would be positioned slightly forward of the principal elevation of the host dwelling.

Amended plans were received 06 July 2023 which show the pitched roof to the proposed garage has been set down, reducing the overall height by 0.5m. The garage would measure approximately 3.6m in width, 6.6m in depth and would now have a maximum height of 3.3m. The proposed garage would have an up and over garage door to the front elevation, a set of double doors to the rear elevation and 1no. access door to the eastern side elevation and would be finished in a cream render to all elevations and roof tiles that would match the host dwelling.

Principle

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 of Eastleigh where the principle of development is acceptable.

Design and Layout

- The design of the proposed garage, upon receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance. While it would be positioned a little further forwards from the principal elevation of the host dwelling and the neighbouring property, no. 29, the reduced height and shallower pitched roof would reduce any perceived dominance or overbearing impact. It is considered the garage would not be a dominant feature within the street scene.
- The garage proposes materials that would match the host dwelling and would be respectful to the character of the property.
- Garages are a common feature within the surrounding area and are visible from the street scene. There are similar pitched roofed garages located to the side of properties in Hardy Road, as such, it is considered the proposed garage would be in keeping with the existing development in the vicinity.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- No. 29 has an eastern side kitchen window which directly faces the flank elevation of no. 27 and as a result, has a limited outlook and daylight received. The proposed garage would be positioned forwards of this window. It is acknowledged the garage will alter the light and outlook to this window further to a varying degree. However, it is considered that the neighbour's outlook and light would not be significantly impacted upon to an unacceptable degree due to the abovementioned factors.
- The garage proposes no windows and as such, does not generate any overlooking or privacy concerns with regards to nearby neighbouring amenity.
- Therefore, 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.

Highways Safety and Parking

- The property is a 3 bedroom dwelling, which requires 2no. off street parking spaces as set out in the Residential Parking Standards SPD.
- The proposed garage meets the minimum standard size dimensions for garages (6m x 3m measured internally) and is a sufficient size to provide off-street parking.
- It is noted the garage will be located on the existing driveway, however the additional parking space required can still be accommodated within the site's curtilage. As such there are no highway or parking concerns.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐