

DELEGATED OFFICER REPORT:**Application Ref:** F/23/95179**Site Address:** THE LOG CABIN, HILLVIEW MANOR PARK, WINCHESTER ROAD,
FAIR OAK, EASTLEIGH, SO50 7HD**Case Officer:** Clare Martin**Description:** Erection of 1no. five bedroom dwelling following removal of the mobile home

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the Urban Edge (Countryside) • Adjacent to SINC (site of nature conservation) • Not within Solent Mitigation and Disturbance Zone • Not within New Forest Mitigation and Disturbance Zone		

Planning History?	Yes ☒	No ☐
<u>Application site</u> • F/17/80565 - Erection of 1 no. detached 3 bed dwelling, following the removal of mobile home and change of use of open countryside to the north and east to residential domestic curtilage – Refused (October 2017) & dismissed on appeal (September 2018) • U/12/70695 - Certificate of lawfulness for existing use: Residential mobile home – Granted (July 2012) <u>Other applications currently being determined on the site</u> • F/23/95180 - Change of use of land for the stationing of 14no. caravan compliant lodges to be used as holiday accommodation and associated infrastructure. • F/23/95181 - Change of use of land for 10no. residential lodges		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	<u>6 Letters of objection</u> (residents of Hillview Manor Park) • Poor visibility at site access onto busy B3354 • Additional traffic using the field next to Hillview Manor Park • If permission is granted for this application, then the applicant will also proceed with holiday lets resulting in a securing risk and increased noise disturbance. • Existing maintenance and security issues at Hillview Manor Park <u>Local Planning Authority Response</u> • Comments are noted and the traffic generated and visibility at the junction is covered within the assessment section. • The current proposal is for a replacement dwelling and can not considered impacts from the proposed holiday lets which is being dealt with under a separate application (F/23/95180) • Existing maintenance and security issues are not a material planning consideration and can not be assessed as part of the proposal.		
Transport Officer:	<u>Comment</u>		

	It is noted that adequate space for parking is proposed, with turning space available to enable forward gear access and egress onto the highway. The proposals also involves a replacement of one single dwelling with another single dwelling, and as such it would not be anticipated that trip rates will increase.
Ecology Officer:	<u>Holding Objection</u> – Further information needed This site is adjacent to Hill Copse, Fair Oak and Horton Heath SINC which is designated as 1A ancient and semi-natural woodland. A buffer of at least 20 m from the woodland edge would be required to avoid impact on the woodland boundary. It is not clear from the proposed site plan how close the proposed dwelling or residential curtilage would be with respect to the woodland boundary. There is another area of woodland to the south of this site which may also be impacted by this proposal. There are records of bats, common toads, notable invertebrates and hedgehogs in the vicinity of this site. In addition to the woodland buffer, an ecological impact assessment is required before determination to assess whether any protected species would be impacted by this proposal. A surface water drainage plan is also required.
Tree Officer:	<u>No Objection</u> The area immediately surrounding the proposed dwelling is vegetated but there is nothing significant from an arboricultural perspective. The vegetation to the south is largely regen/self-seeded scrub and whilst there is a significant tree to the west (not shown in the Tree Survey) we feel it is a suitable distance from the proposed development area not to be impacted directly.
Parish Council:	<u>Objection</u> The site is outside the urban edge and contrary to Policy. The dwelling would be in a very visible spot.
Archaeology (HCC):	No objection

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/6/23		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 (delivering sustainable development), S2 (approach to new development) and S5 (new development in the countryside) ; and Development Management policies DM1 (delivering sustainable development), DM2 (environmentally sustainable development), DM6 (sustainable drainage), DM11 (nature conservation), DM13 (transport & access), DM14(car parking), DM26 (residential extensions and replacement dwellings in the countryside), DM29 (dwellings with higher access standards) & DM30 (internal space standards).

Supplementary Planning Documents:

Quality Places & Residential Parking Standards.

Assessment:

Principle:

The site is located outside of the urban edge, in an area of countryside, where the principle of new housing development is not acceptable. While Policy DM26 makes provision for the replacement of dwellings within the countryside, criteria 2 states that permission will not be given for the replacement of mobile homes with permanent dwellings. The proposed dwelling would replace a current mobile home that was previously allowed under a certificate of lawfulness. As such the principle of development is not acceptable.

Character and Appearance:

The existing lodge is a single storey building (with a floorspace of 52m²) and its low roof, small size and muted external materials means that it sits unobtrusively within the landscape. The existing lodge sits at the rear of the site in a significantly elevated position relative to both Winchester Road and the land to the east and north from which the proposed development would be apparent.

The proposal is for a two storey, five bed, house with integrated double garage laid out in an L shape. The house would represent a large and imposing dwelling, which has a floor area roughly seven times bigger than the existing lodge (at 349m²) and a much greater massing. The scale, massing and height of the proposed house (combined with its design, light coloured external materials and its significantly elevated position) would result in a dwelling which would have a markedly greater physical and visual impact upon its surroundings. The proposal would represent a visually intrusive and notably more urban feature than the existing lodge and so have a detrimental impact on the prevailing character of the countryside.

Also of relevance is the previous dismissed appeal for a two storey house to replace the existing lodge. The previous proposal was of a more traditional countryside design and actually had a smaller floor area than the current proposal (at 192m² – four times the size of the existing lodge). The application was refused in October 2017 and dismissed by the Planning Inspector who stated *“the replacement would be considerably taller, wider and deeper than the existing structure, which would result in significantly greater mass and scale. This would produce a substantial building with a greater physical and visual presence. This site is on rising land and is particularly visible from longer distances to the north from where the larger building would have a significantly greater impact particularly when seen through the gaps in the trees ... The resulting visual impact would detract from the rural appearance and would therefore harm the character of the site and its surroundings.”* The Inspectors reasoning is equally applicable to the current proposal, which due to its increased size would have more of an impact on the locality than the previous appeal scheme.

Other Considerations

Residential Amenity

- The proposed dwelling would create a good quality living environment, which well exceeds the nationally described space standards and provides access to outdoor amenity space.
- 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.

Access and Highways

- The property's frontage and double integral garage provides sufficient room for the required three car parking spaces and for cars to turn on site to enable forward gear access and egress onto Winchester Road.
- The proposal will replace the existing residential lodge at the site and is not anticipated to result in a noticeable increase in cars using the site access or additional highway safety risk. No objection has been raised by the Transport Officer.

Ecology

- The site is next to Hill Copse Site of Nature Conservation. As the removal of the lodge and replacement dwelling has the potential to impact upon protected species an ecological impact assessment needs to be submitted with the planning application. The ecological impact assessment would also need to set out how the proposal will achieve biodiversity net gain, which is a requirement of Policy DM11. No ecological information has been provided and a holding objection has been raised by the Council's Ecology Officer.

Trees

- The area immediately surrounding the proposed dwelling is vegetated but there is nothing significant from an arboricultural perspective. Whilst there is a significant tree to the west (not shown in the Tree Survey) it is a suitable distance from the proposed development area not to be impacted directly. No objection has been raised by the Tree Officer.

Sustainable Drainage System

- All new dwellings are required to have a sustainable drainage system with at least one form of naturalised filtration (as set out in Policy DM6). While sustainable drainage details have not been provided for the proposal there is likely to be sufficient space on site to accommodate this.

Impact on the Special Protection Area

- The proposal will not increase the number of residential units on the site and as such will not result in a detrimental impact on the Special Protection Area, in terms of an increase in nutrients

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...