

DELEGATED OFFICER REPORT

Application Ref: X/23/95312

Site Address: 68 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EY

Case Officer: Claire Campbell-Best

Description: Variation of Condition 5 (Access Construction Provision) and Condition 6 (Parking Provision) of planning permission H/22/94266 - Single storey rear extension and roof alterations incorporating 1no. rear juliet balcony, 1no. front and 1no. side dormers to provide first floor habitable accommodation and alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge On the edge of the countryside TPO 60-H Adjacent to Telegraph Woods County Sites of Archaeological Importance – Red Buffer HRA Screening		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
H/22/94266	Single storey rear extension and roof alterations incorporating 1no. rear juliet balcony, 1no. front and 1no. side dormers to provide first floor habitable accommodation and alterations to fenestration. (Amended description and plans)	Permit – 20/04/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	No comments received		
Hampshire County Council Highways	In regard to application X/23/95312, having reviewed the information contained within the application pack, there would be no objection to the variation of Conditions 5 and 6 from a highways perspective. Both conditions request that highways related works are completed prior to the start of on-site construction, however given the modest size of the development proposed, a variation to 'Prior to Occupation' would be acceptable in this instance		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out during assessment of H/22/94266 on 10/01/2023		

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:

Site and Surroundings

The application relates to 68 Telegraph Road, a modest detached bungalow situated in a linear plot on the western side of Telegraph Road. The property is set back from the highway by a hardstanding driveway, front garden and low level boundary wall with side access to the rear garden. The surrounding area is residential in nature and features detached bungalows with front and side dormers. Telegraph Woods lies directly east of the site and forms part of designated countryside.

Proposal

The property has planning approval under H/22/94266 for a single storey rear extension and roof alterations which included a front and side dormer. As part of the proposals, the application sought to widen the existing dropped kerb as a means of access to the property.

Hampshire County Council Highways were consulted upon due to Telegraph Road being a classified Road. They had no objection to the proposals subject to the following conditions:

Condition 5 – No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety

Condition 6 – No development shall start on site until the provision for three parking spaces has been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development

This application seeks the variation of the above conditions as the applicant wishes to allow for construction works to commence before the widened access and the required parking spaces are implemented to avoid risk of damage and subsequent remedial work during building works.

The proposed varied conditions are set out below:

Condition 5 – The development shall not be occupied until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans

Reason: To provide satisfactory access and in the interests of highway safety.

Condition 6 – The development shall not be occupied until the provision for three parking spaces has been made within the site in accordance with the approved plans and shall be retained thereafter

Reason: To ensure adequate on-site car parking provision for the approved development

Aside from the variation to the above conditions, no other changes to approved planning consent H/22/94266 are proposed.

Assessment

Owed to the proposed varied conditions, Hampshire Highways were consulted upon. They confirmed they would have no objections to the varied conditions from a highways perspective due to the modest scale of the development proposed under H/22/94266.

The standard conditions originally recommended by Hampshire Highways are aimed at ensuring builders/contractors utilise on-site parking in the first instance rather than park on the road which can at times be either obstructive or cause a loss of amenity for existing

users, such as in this case, where the on-street parking would be well used by walkers accessing Telegraph Woods.

However, any possible on-street parking would be temporary during building works and due the relatively small development, it is not considered there would be a high number of vehicles parked on the road. As such, given that Hampshire Highways has no objection, the conditions can be varied as there are no highway safety concerns.

Impact Upon Neighbouring Amenity

The nearby properties to the north and south of the application site all have their own driveways which alleviates the need for on-street parking for nearby residents. It is considered the variation to the access and parking to commence once the development is complete would not create any unacceptable parking concerns and as such the impact to neighbours would be minimal.

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 permission, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐