

DELEGATED OFFICER REPORT

Application Ref: H/23/95403

Site Address: 100 LOWER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4FT

Case Officer: Dorothy Hei-Tung-Hoh

Description: PROPOSED WORKSHOP / GARAGE IN REAR GARDEN

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:	14 objection letters were received to the application. The neighbours raised the following issues and concerns: • Too large • Overbearing • Overshadowing • Impacts on trees • Drainage problems • Loss of light and privacy • The use of workshop/garage • Noise, disturbance, and fumes pollution • Out of character and out of keeping with the surroundings		
Parish Council:	Objection on the basis of out of keeping with the area. The topography of the ground means that the bungalows on Stubbs Drove is on different levels. The height of the building is excessive. This is an industrial unit in a residential area not in a commercial development area.		
Southern Water:	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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 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 Appraisal for Hedge End, West End and Botley (HEWEB 33)

Assessment:

The application property is a two-storey detached dwelling, complemented by a detached garage on its side. The property is situated on a very long plot, with a rear garden spanning approximately 90m in length. The surrounding vicinity is predominantly residential, characterized by a mix of different dwelling types. This application seeks approval for the construction of a steel-framed workshop/garage at the far end of the rear garden. As part of the proposal, the existing garage will be demolished, and a simple permeable driveway will be created to provide access to the proposed workshop/garage store from the existing driveway adjacent to the main dwelling. It is worth noting that the applicant has confirmed, in writing, that the intended use of the proposed building is solely for personal purposes and not for any commercial or business activities. The dimensions of the proposed workshop/garage store are intended to be 12m in length and 7.9m in width with a height to eaves of 3.6m and a ridge height of 5.038m. Following a comprehensive review of all submitted plans and a thorough site visit, it is evident that the proposal, as currently presented, cannot be deemed supportable. Further details outlining the specific reasons for this decision will be elaborated upon in the subsequent paragraphs.

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 part of the character area of Hedge End, West End and Botley (HEWEB 33) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the wide grass verges/island and associated semi-mature broadleaved tree planting
 - ii) Mitigate the effects of the heavy vehicular traffic on Lower Northam Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces

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 dimensions of the proposed workshop/garage are intended to be 12m in length and 7.9m in width with a height to eaves of 3.6m and a ridge height of 5.038m. A development of this size is considered to exceed what is typically found in a residential setting and deviates significantly from the prevailing residential character.

Despite there is available space at the application site to accommodate this large structure, the combination of the proposed garage's size, height, and its steel-framed

construction, stands in stark contrast to the predominantly residential aesthetics of the existing properties in the vicinity. The materials chosen for the proposed workshop/garage appear starkly different from the surrounding architectural palette. As such, this proposed development will not harmoniously blend with the established residential surroundings, potentially detracting from the overall character of the area.

Moreover, there are numerous properties surrounding the side and rear of the application site; therefore, the proposed workshop/garage could still be perceived as an imposing and visually jarring structure despite not being visible from the front elevation and the main street scene. The visibility of the structure from various vantage points within the neighbourhood will have a detrimental impact on the area's character.

Furthermore, the proposed structure's size and height could create a looming presence that dominates the immediate visual landscape. It will potentially overwhelm the neighbouring properties and contributing to a sense of enclosure. This change in the visual environment will result in a loss of openness and green space, further undermining the pleasant ambiance that the current residential setting offers.

Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. In conclusion, the proposed development's industrial appearance and substantial size will cause potential impact on the character of the 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.

The substantial size of the proposed workshop/garage raises significant concerns regarding its impact on the residential amenity of neighbouring properties. As the structure is notably larger than the typical residential outbuildings found in the area, its scale could result in an overbearing presence and will generate a sense of enclosure and constriction, diminishing the neighbour's enjoyment of their homes.

Moreover, it was noted from the site visit that there is a property (The Bungalow) situated at the rear of the application site, on lower land. The location of The Bungalow amplifies the perceived size of the proposed development from their perspective. The elevated position of the garage in relation to this property could create an even more imposing visual impact, further exacerbating concerns about the potential loss of outlook for those residents. In addition to this, the towering height and bulk of the workshop/garage could result in overshadowing this property, leading to a reduction in natural light for their living spaces.

Trees and landscaping

The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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.

Given the absence of any major changes to the access or traffic flow within the surrounding roads, it is unlikely that the proposed development will result in any adverse impact on the highway network. Additionally, with the removal of the existing garage and

the creation of the new workshop/garage store, there is sufficient provision for on-site parking, ensuring that the proposal aligns with local parking regulations. As a result, there are no apparent issues pertaining to highway safety or parking adequacy that would hinder the supportability of the proposed development.

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:

Reasons for Refusal

1. The proposed workshop/garage, by reason of its size, scale, height, and industrial appearance, would result in a visually imposing structure that does not align with the prevailing residential character of the area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
2. The proposed workshop/garage, by reason of its size, scale, height, and position, would generate a sense of enclosure and constriction. It would adversely affect the

outlook and sense of openness experienced by nearby residents, further impacting the overall residential amenity. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments