

DELEGATED OFFICER REPORT

Application Ref: H/23/95258

Site Address: ALLINGTON MANOR FARM, ALLINGTON MANOR, ALLINGTON LANE,
WEST END, SOUTHAMPTON, SO50 7DE

Case Officer: Rachael Morris

Description: Retention of carport with associated store and summerhouse

Particular Site Constraints?	Yes ☒	No ☐
• Countryside		

Planning History?	Yes ☒	No ☐
• Z/31133/000/00 - Erection of Dwelling Following Demolition of Existing – Permit – Nov 1989 • F/20/88124 - Erection of 1no. five-bedroom detached dwelling following demolition of existing dwelling and outbuildings – Permit – Nov 2020 • PN/20/89215 - Prior notification for a change of use from Agricultural Building to 1no. Dwellinghouse (Class C3) – Prior approval refused – Dec 2020 • PN/21/89866 - Prior notification for a Change of Use of Agricultural Buildings to Dwellinghouses (Class C3) – Prior approval granted – Mar 2021 • X/21/90798 - Variation of condition 1 (approved drawings) of planning permission PN/21/89866 giving prior notification for a Change of Use of Agricultural Buildings to Dwellinghouses (Class C3) – Permit – Aug 2021 • V/22/93029 - Section 77 application for approval of a consented barn conversion at Allington Manor Farm Barn, Allington Lane, Eastleigh to a dwellinghouse under Regulation 75 of the Conservation of Habitats and Species Regulations 2017, for written notification of approval that the proposed barn conversion will not affect the integrity of nearby protected sites – Permit – Apr 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 Manor Farm Cottages - Support.		
Parish Council:	No Comment		

Site Visit:	Yes ☒	No ☐
Details: 23/06/2023		

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, S2 and S5; and Development Management policies DM1, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11, DM14 and DM26 from the 2016-2036 local plan, in that: <u>Principle</u>

- Policy DM26 states that the extension of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage. Although this policy does not specifically relate to outbuildings in the countryside, this policy contains the general spirit in how residential development should behave.

Design and layout

- The design of the carport and summerhouse is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respect the character and appearance of the locality.
- Within the countryside, development must not be disproportionate in size to the existing dwelling and its curtilage. The proposed car port and summerhouse are both appropriate sizes for the plot and do not create dominant additions.
- The materials match the main dwelling and compliment the setting. The proposed developments are subservient additions and mostly cannot be seen from the street scene.

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.
- The proposals are limited to the ground floor and do not propose any side windows that would cause unacceptable overlooking or loss of privacy.

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 ☐
Comments ...		