

DELEGATED OFFICER REPORT

Application Ref: H/23/95144

Site Address: ROSE COTTAGE, 35 THE DROVE, WEST END, SOUTHAMPTON, SO30 2EF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed replacement single garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• Z/18896/000/00 - Re-tiling of roof of dwelling - Permit - 06/10/1978 • Z/18896/001/00 - Erection of one dwelling following demolition of existing - Refuse Planning Permission For - 09/07/1982 • Z/38768/000/00 - Two storey rear extension - Permit - 18/06/2002 • F/12/71183 - Construction of 1no. 2 bed bungalow with attached double garage and associated parking, following demolition of existing detached garage - Refuse Planning Permission For - 12/10/2012		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
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. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 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 Appraisal for Hedge End, West End and Botley (HEWEB 21)

Assessment:

The application property is a detached bungalow with an L-shaped footprint, situated on a generously sized and irregularly shaped plot of land. The orientation of the property is such that it is not directly facing the road; rather, it sits at a slight angle. The immediate surrounding area contains a mix of housing types and styles. The application proposes the replacement of a single detached garage. During the site visit, it was observed that construction work is in progress for the replacement garage structure.

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 also part of the character area of Hedge End, West End and Botley (HEWEB 21) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths.
 - ii) Maintain a uniformity in building heights within each street.

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 proposed replacement garage is designed with dimensions of 7.0m in depth, 4.0m in width, and 3.6m in height, featuring a gable roof design. The dimensions and design align with commonly observed garage in residential areas. Additionally, it was noted from the site visit that many neighbouring properties also feature detached garage structures, and therefore the replacement garage is expected to blend in naturally without any disproportionate impact on the surrounding visual landscape.
- The exterior of the garage will be finished in white painted brick, harmonising with the aesthetic of the host dwellinghouse. While the structure will be visible from the street, it is worth noting that the surrounding character of the area is quite diverse, showcasing a range of architectural styles. Moreover, the application site is located at the end of a cul-de-sac, a location that inherently experiences less pedestrian and vehicular traffic. As a result, the proposed garage's influence on the overall character of the vicinity is expected to be relatively subdued.
- Historical evidence from Google Street View reveals that a similar design of detached garage previously existed to the side of the property several years ago. This past precedent indicates that the proposed garage aligns with previous development in the area, and its reinstatement at a similar position will not disrupt the visual coherence of the street scene.

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.
- Given the nature of the proposed replacement garage, it is anticipated that its impact on the residential amenity of adjacent properties will be minimal. The placement of the garage within the property's boundary, along with its modest dimensions and design, suggests that any potential concerns regarding overshadowing, overlooking, and loss of outlook for neighbouring residences are not expected to arise.
- Furthermore, a garage had previously occupied a similar position on the application site. As a result, the proposed replacement garage can be considered as a continuation of the established pattern, and any potential differences in impact are expected to be minimal.

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.
- The replacement garage is unlikely to result in parking issues within the area as it is designed to provide a functional covered parking space. Its location can also maintain clear visibility for both pedestrians and vehicles.

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:

- Subject to conditions
- The proposal will not create a detrimental impact to its locality and cause no harmful impacts to the neighbours. As such, the recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments