

DELEGATED OFFICER REPORT

Application Ref: X/23/95829

Site Address: Hill Haven, Winchester Road, Fair Oak, Eastleigh, SO50 7HB

Case Officer: Rebecca Altman

Description: Variation of Condition 2 of planning permission ref. F/21/91726 to increase the height of Plot 2. Original application description: Erection of 2no. detached dwellings (1 x 4-bedroom and 1 x 3-bedroom) with associated access and parking (amended description).

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Protected Open Space to west Housing Allocation site to north		

Planning History?	Yes ☒	No ☐
F/21/91726 – Erection of 2no. detached dwellings (1 x 4-bedroom and 1 x 3-bedroom) with associated access and parking (alternative scheme to planning permission F/15/76485) – permitted 10/08/2022 F/15/76485 – Erection of 1no. 5-bedroom detached dwelling with linked double garage with accommodation above – permitted 30/04/2020 F/15/76483 – Construction of 2no. four bedroom dwellings with associated car parking, bin storage and access from Crowdhill (adjacent site to south) – permitted 30/04/2020 F/10/68301 – Erection of 2No. 4-bedroom detached dwellings with integral double garage and bin store – permitted 15/05/2012		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation received, raising objection on the following grounds: - Increased traffic flow from new houses; - Concern about construction traffic using nearby residents parking areas.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 6 September 2023. Photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S1 (Delivering Sustainable Development) and DM1 (General development criteria). Supplementary Planning Documents: Quality Places

Assessment:

Application site and context

The application site lies on the west side of Winchester Road (B3354) in Fair Oak, to the south of Savernake Way. The surrounding area is predominantly residential in character and there is a woodland copse to the west, which is part of an area of protected open space. To the south of the site there are two new three-storey houses that have recently been completed, and these are prominent features of the streetscene due to their height. To the north of the site are houses within the Crowdhill Green development. These houses are set back from Winchester Road behind an open green area, and this set back to the development creates a more spacious feel to the streetscene when moving north. When travelling further north beyond Savernake Way, the area begins to have a more semi-rural feel with more scattered built form.

Principle of the proposal

Planning permission was granted for two dwellings on the site in 2022 (ref. F/21/91726), and this application seeks a variation to the approved plans for Plot 2 only (on the north side of the site), to increase its height by approximately 1.7m. The scheme would otherwise remain the same.

The determining matters for this application are whether the proposed amendment to the height of Plot 2 would be acceptable having regard to its visual appearance and impact on the character of the area.

Design and appearance and impact on the character of the area

Policy DM1 of the Local Plan requires new development to: *'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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to the adjoining buildings, spaces and views'*.

When the previous application was submitted, it was originally for two dwellings of the same size and design. However, the height and width of Plot 2 was subsequently amended to address concerns raised by Planning Officers regarding the visual dominance of this dwelling and its impact on the wider streetscene. The reduced height was considered necessary to make the development acceptable, to create a softer visual transition between the housing to the south and the more spacious development to the north.

The variation now sought would effectively revert the size and design of Plot 2 back to what was assessed as being unacceptable during the previous application process. A site visit has been conducted and other than the completion of the two dwellings immediately to the south, there has been no material change to the character of the area between the time of the previous permission and this current submission. The applicants have stated that in their view, the increased height for Plot 2 would be acceptable as it would be no taller than the adjacent dwelling to the north and therefore no less dominant. However, the adjacent dwelling to the north is set on a different building line to the proposed dwelling, further back from the Winchester Road frontage, which reduces its visual dominance when viewed within the streetscene. It is not considered that a comparison between the heights of Plot 2 and this adjacent dwelling to the north is relevant in assessing the impact on the streetscene given their differing positions.

In summary, the concerns raised during the previous application about the visual dominance of a full height three-storey dwelling on Plot 2 remain, and the proposal is

therefore considered harmful to the character of the area, contrary to Policy DM1 of the Eastleigh Borough Local Plan.

Other matters

Traffic

A representation has been received, which raises concerns about increased traffic as a result of the development, and impacts from construction traffic. However, this application is for a variation to a scheme already permitted and would not increase the number of dwellings on the site or result in any further increase in traffic beyond that which has already been determined acceptable.

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: The proposed amendment to increase the height of Plot 2 would result in an overly dominant development, which would appear visually intrusive when viewed in relation to the set back development to the north. The development would therefore not integrate well in terms of scale in relation to adjacent buildings, spaces and views, and would be harmful to the character and appearance of the Winchester Road streetscene, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Recommendation:	PERMIT ☐	REFUSE ☒
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