

DELEGATED OFFICER REPORT

Application Ref: H/23/95772

Site Address: 39 MEAD LANE, HORTON HEATH, EASTLEIGH, SO50 7HS

Case Officer: Alexandra Stone

Description: Conversion of attached garage to living accommodation.

Particular Site Constraints?	Yes ☐	No ☒
• Within Urban Edge		

Planning History?	Yes ☒	No ☐
Relevant history; F/16/79704 – Permit – 05/10/2018 Construction of 37 dwellings with associated landscaping, open space, parking with access from Anson Road.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>30 Mead Lane:</u> No objection at all but I would ask that the applicants respect the narrow roads and careful parking of construction vehicles		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 25/09/2023		

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 DM13 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable in principle but shall be considered against policies DM1, DM11, DM13 and DM14 from the 2016-2036 local plan, set out below: <u>Principle</u> The application is to convert the existing garage to habitable accommodation comprising of an office/ playroom and utility. • The development is within the urban edge where the principle of development is acceptable.

Condition 21 of planning permission F/16/79704 reads;

The garages shall not be converted to living accommodation without the prior written permission of the Local Planning Authority.

Reason: In order to provide adequate on-site car parking.

Design and layout

- The design of the garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

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.

Highways Safety and Parking

- The application site is 4no. bedroom dwelling and currently has 3no. parking provisions (the garage and 2.no spaces on the driveway).
- The Council's Residential Parking Standards SPD sets out that for 4no. bedroom dwellings, 3no. parking spaces are required.
- The dwelling currently functions with the appropriate number of parking provisions required by the SPD. The application, proposing the conversion of the existing garage, would result in the unacceptable loss of on-site parking provisions which would not meet parking standards.
- The proposed development fails to provide adequate provision for on site car parking which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to policies DM1, DM13 and DM14 from the Eastleigh Borough Local Plan 2016-2036 plan; and the Residential Parking Standards Supplementary Planning Document.

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 ☒

The proposed development fails to provide adequate provision for on site car parking which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to policies DM1, DM13 and DM14 from the Eastleigh Borough Local Plan 2016-2036 plan; and the Residential Parking Standards Supplementary Planning Document .