

DELEGATED OFFICER REPORT

Application Ref: H/23/95799

Site Address: 112 NUTBEEM ROAD, EASTLEIGH, SO50 5JT

Case Officer: Dorothy Hei-Tung-Hoh

Description: Installation of an aresource heat pump located to the rear, replacing gas back-boiler.

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:	No comments were received		
Parish Council:	No comments were received		
Pollution Control Officer:	No comments were received		

Site Visit:	Yes ☒	No ☐
Details: 28 th September 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, DM8, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 15)

Assessment:
The application property is a two-storey terraced dwelling situated to the south of Eastleigh centre. There is a detached garage positioned at the bottom of the rear garden. The immediate vicinity is residential in nature, consisting of Victorian and Edwardian developments. This area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous building frontage. The consistent use of red brick also adds to the distinct character of the area. This application is for the installation of an air source heat pump on the rear wall of the property, intended to replace the existing gas boiler. The proposed heat pump measures approximately 1.3m in width and 0.7m in height.

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 Eastleigh (ELAC 15) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development
 - ii) Minimise the requirement for on-street parking in new development
 - iii) Maintain the predominant brick wall plot boundaries
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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 heat pump's design is unobtrusive, posing no visual impact on the host dwellinghouse. Its modest size will also ensure minimal occupation of the rear amenity space.
- Due to its rear location, the heat pump will not be visible from Nutbeem Road and cause no changes to the front elevation of the application property, preserving the existing street scene.
- During the site visit, it was noted that a small road at the rear of the application site serves as an access point for local residents entering their properties or parking, providing a public vantage point. However, due to the heat pump's modest size and the presence of a detached garage at the bottom of the rear garden, it is considered that the heat pump will not be prominently visible from this rear access point.

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 proposed heat pump, due to its size and distance from adjacent neighbours, is not anticipated to create adverse effects on neighbouring properties in terms of loss of outlook, light, or privacy.
- The proposed heat pump is in line with the Council's encouragement of environmentally sustainable initiatives aimed at reducing carbon emissions and lessening dependence on traditional energy sources. It is considered that the noise generated by the heat pump will remain within acceptable limits and will not reach a level that would warrant refusal.

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 proposal does not impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments