

DELEGATED OFFICER REPORT

Application Ref: H/23/95674

Site Address: 27 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN

Case Officer: Claire Campbell-Best

Description: Construction of outbuilding to provide a home office

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Residential Area Tree Preservation Order – 252-E Nature Conservation – Great Crested Newts – Red Zone		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/95626	Retention of 2m boundary fence (facing Kingsway)	Permit – 06/10/2023
F/17/80304	2m high replacement fence and wall along northern boundary, single storey side extension	Permit – 31/08/2017
Z/12017/002/00	Two storey side extension and erection of detached double garage	Permit – 21/12/2000

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	This site is in a red impact risk zone for great crested newts with nearby records of bats, hedgehogs, and stag beetles. I have no objection to the location of the home office out building on this site as there is a road between the property and Castle Copse which is woodland priority habitat. A surface water drainage plan and precautionary working method to protect great crested newts, hedgehogs and stag beetles will be required. Biodiversity enhancements are also required. A green roof would be an appropriate biodiversity enhancement.		
Trees:	There are no significant trees within the proposed development area. Further, structures of this nature are akin to PD and can be constructed without significant impact on trees within the garden. We raise no arboricultural objection to the proposal		

Site Visit:	Yes ☒	No ☐
Details: 04/10/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:Site and Surroundings

The application site contains a two storey detached dwelling set with a good size corner plot situated on the junction of Hocombe Road and Kingsway. Due to the corner plot location, the site has private amenity space that wraps around the front, side and rear of the property. There is also a detached double garage which is sited forward of the building line, located in the front garden which faces Hocombe Road. The surrounding area features detached two storey dwellings set in spacious plots, various properties along Hocombe Road have detached garages forward of the building lines.

Proposal

This application seeks approval for the construction of an office outbuilding which would be located in the front garden, forward of the building line and would be sited northwestern corner of the application site facing Hocombe Road. This would measure approximately 5.2m in width and 3.8m in depth. The roof would be shallow pitched, measuring approximately 2.5m at the northern roof slope and 2.9m to the southern roof slope. The outbuilding would be served by 1no. window and 1no. set of sliding doors to the south elevation and 1no. window to the eastern elevation. This would be finished in oak coloured vertical wood cladding.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

The site is also adjacent to the character area appraisal of Chandlers Ford and Hiltingbury (Kingsway) which provides guidance on development proposals:

- Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- No healthy or mature trees would be felled or likely to be damaged.
- The design of new building works, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street scene.

Design and Layout

- The design of the outbuilding is suited to the host dwelling in terms of its form, scale and appearance. The proposed outbuilding is modest in size and would be a subservient addition to the application site.
- The proposed materials of oak coloured cladding are typical of garden outbuildings and would match in appearance with the fencing along the northern boundary. As such, it is considered the materials would not result in a prominent feature and would blend in comfortably within the street scene.
- The proposed outbuilding would be mostly screened by the nearby fencing which stands at approximately 2m in height. The outbuilding would be sited on slightly lower ground levels than this fencing with the roof sloping away from the boundary. It is acknowledged the outbuilding would be visible within the public realm,

however, it is considered the boundary treatment provides adequate screening and as a result, would not be unduly dominant.

- Additionally, it was noted upon the site visit and a planning history check that there are numerous properties within the local vicinity that have detached double garages (including the application site) forward of the existing building lines, these garages are larger in size than the proposed outbuilding. Therefore, it would be unreasonable to refuse the application purely based on its location given what can be seen in the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- Therefore, to conclude, the proposed outbuilding would not have an unacceptable impact upon the character of the local area, visual amenity or the street scene.

Residential Amenity

- Due to the scale and location of the proposed outbuilding, it is not considered that there would be any adverse unacceptable impact in terms of loss of privacy, light or outlook upon the amenities of the neighbouring properties as such the development accords with guidance set out in the 'Quality Places SPD'.
- While the applicant has confirmed the outbuilding would be used as a garden office, a condition will be applied to ensure the development shall only be used in conjunction with the existing host dwelling to protect the amenity of the adjoining residential properties.

Ecology

- Due to the site being in close proximity to great crested newts zone, Ecology were consulted upon. The Council's Ecologist advised they have no objections to the proposed works subject to a pre-commencement condition whereby a precautionary working method to protect great crested newts, hedgehogs and stag beetles must be provided before works commence. This has been agreed by the applicant via email.
- With regards to the surface water drainage request, as the proposed works are minor in nature, the drainage arrangements will be undertaken by Building Control Regulations.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐