

DELEGATED OFFICER REPORT:**Application Ref:** X/23/96098**Site Address:** SITE OF HILLSDALE, HAMBLE LANE, BURSLEDON**Case Officer:** Clare Martin

Description: Variation of condition 1 (plans) of planning permission F/22/93033 to replace existing dwelling with 1no. chalet style three-bedroom dwelling on existing footprint. Variation comprises alterations to dwelling's ground floor windows and alterations to siting and roof design of the garage.

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Sewer crosses garden		

Planning History?	Yes ☒	No ☐
F/23/93033 - Replace existing dwelling with 1no. chalet style three-bedroom dwelling on existing footprint – Permitted (August 22)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 objection letter (Malwood)</u> As stated in the original plan, the garage was meant to be in line with neighbouring properties. If the garage is allowed to move forward at such a degree, it is requesting to, it will become extremely close to the downstairs bedroom which is occupied. A working functional garage will create such noise as to disturb the bedroom. I had no objections to the garage being in line. I do however object it's been moved forward nearly 2 m.		
Southern Water:	No objection. Consultation response provides general advice.		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/11/23. Construction underway on F/22/93033		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development), DM2(environmentally sustainable development), DM11(nature conservation), DM14 (residential parking standards).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Proposal:

Planning permission has been granted to replace the previous dwelling with a detached chalet bungalow (F/23/93033) and building work is underway at the site. The current proposal is for elevational changes to the approved dwelling including alterations to windows.

The proposal also includes moving the single garage (that sits within the rear garden) 2m further forward in the plot. The garage's roofline has been changed from flat to a pitched, although the dimensions are similar to the approved scheme.

Assessment:

The development is considered acceptable and complies with planning policy in that:

Principle

- The site is within the urban edge where the principle of development is acceptable.

Character and Appearance

- The proposed design changes will not have a significant impact on the overall appearance of the dwelling and the property will continue to fit in with the mixed residential character of the locality.
- The pitched roof design of the garage is fairly typical of these types of structures and is tucked away at the rear of the property where it has limited impact upon the street scene.

Residential Amenity

- While the neighbouring residents have objected to the revised position of the garage, the structure is single storey, and the site has a good boundary screening. Furthermore, the garage is located to the north of the neighbouring site where it will not materially reduce the amount of sunlight they receive.
- The development accords with the guidance set out in the 'Quality Places' SPD and the altered windows and amendments to the garage will not have an unacceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook).
- The small domestic garage, although adjacent to the neighbour's bedroom, should not result in significant noise and disturbance above that expected within a residential area.

Other Considerations

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...