

DELEGATED OFFICER REPORT

Application Ref: H/23/95171

Site Address: WALTON, PRIORS HILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8FG

Case Officer: Claire Campbell-Best

Description: New carport

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Waste/Minerals Site – River Terrace Deposits Public Rights of Way 25 Buffer Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/12/70443	Single storey side and rear extensions	Permit – 09/05/2012
F/11/68580	Alterations and extensions to roof to provide first floor accommodation, two storey side and rear extensions to include rear facing balcony, front and rear dormer windows and attached garage to side, following removal of existing detached garage	Withdrawn – 04/07/2011

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Bursledon Parish Council:	No Objection		
Ecology:	<u>Comments on site photos provided 10/11/2023:</u> The photos and site layout at the proposed carport is not going to impact upon anything with any ecological interest and there is no requirement for any ecological survey work. No further ecological concerns with this proposal. <u>Original Comments received 11/10/2023:</u> The site is in a red impact risk zone for great crested newts, and there are records of bats, stag beetles and hedgehogs nearby. It is not clear from aerial photos what vegetation would be disturbed by building this proposed car port or whether it would affect any potential features for bats or nesting birds. To determine whether any surveys are required I need to review photos of the areas of the house and garden/driveway which would be impacted by the proposal.		
Southern Water Services:	No objection – guidance notes provided		
HCC Waste and Minerals:	No comments received		
SGN Medium Pressure Pipeline:	Guidance notes provided		
HCC Rights of Way:	Based on the information presented in this application, we raise no objection subject to the following condition:		

	No vehicles (including builders and contractors), machinery, equipment, materials, spoil, scaffolding or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause an obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the public right of way at all times.
	Reason: To protect and retain the use of the public right of way
Asset Management:	No objection

Site Visit:	Yes ☒	No ☐
Site visit carried out 06/11/2023		

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; Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached bungalow located on Priors Hill Lane, a private unadopted no through road which is accessed from Pound Road. The property is set back from the road by a good-sized driveway, the front boundary is bound by a combination of fencing (with vehicular access gates) and mature vegetation to the northeastern corner of the site. The surrounding area consists of seven properties which are a mix of bungalows and two storey dwellings of differing age and style. To the east and west of the site lies recreation fields, a public right of way also runs along Priors Hill Lane leading to Pound Road, the field to the east and to a footpath further south. <u>Proposal</u> This application seeks permission for the construction of a pitched roof car port which would be located in the driveway to the front of the site, in the northwestern section of the plot. The proposed car port would measure approximately 5.5m in depth, 3.5m in width and 2.5m in height. This would be finished in oak cladding with supporting oak posts and would be open to the front (facing Monique) and side (facing Walton). <u>Principle</u> 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 Bursledon where the principle of development is acceptable. <u>Design and Layout</u> The design of the carport is suited to the host dwelling in terms of its form, scale and appearance. While it is acknowledged that the carport would be located to the front of the site, it would be well screened by the mature vegetation along the front and generally not overly visible within the public realm.

- The carport itself would be constructed using lightweight materials that compliment the host dwelling and would be subservient addition within the site.
- It was noted during the site visit, there is no strong character between the dwellings in Priors Hill Lane, many over time have been extended and garages constructed and are visible within the locality. It is therefore considered the carport would not be an alien feature within the street scene and would not be detrimentally harmful to the character area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The neighbour most impacted as a result of the proposal would be the neighbour the northwest, Wolverine. The carport would be set in from the boundary by 1.2m (approx.) and would have a separation distance of 5.9m (approx.) between the proposed carport and the closest window to Wolverine which serves a bedroom. There is also substantial vegetation at the boundary between Walton and Wolverine. The window to Wolverine looks out directly onto the street and the outlook to the southeast is already impacted upon due the vegetation along the boundary. The carport would be located in close proximity to the vegetation which would adequately screen the structure and as such would not further impact upon the outlook to this window to such an unacceptable degree that the application warrants refusal.
- Therefore, 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 property is a three bedroomed property and requires two parking spaces as set out in the Residential Parking Standards SPD.
- The carport would be sited in close proximity to the integral garage to the host dwelling and would essentially restrict vehicular entrance into the garage. As a result, the garage could not be used to store vehicles and would be considered a loss of a parking space with the carport in place.
- The carport itself would mitigate the loss of parking the garage, additionally, the driveway which would be able to accommodate the required parking spaces needed for the site.
- The carport would be orientated so that vehicles would need to turn and manoeuvre into it. There is 7.2m (approx.) between the house and the front boundary and 10m (approx.) between the southern boundary and the proposed carport. It would appear there would be an adequate 6m turning circle within the front driveway to allow for vehicles to manoeuvre within the site. As such there are no highway safety or parking concerns.

Other Material Considerations

- The site is adjacent to a Public Right of Way, the Hampshire County Council Rights of Way Department were consulted and placed no objection subject to a condition, which will be applied to the decision notice.
- 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 ☐