

DELEGATED OFFICER REPORT

Application Ref: H/23/95841

Site Address: CHESTNUT VIEW, 6 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Case Officer: Alexandra Stone

Description: Single storey detached garage (Re submission of H/23/95021)

Particular Site Constraints?	Yes ☒	No ☐
- Within Netley Abbey Conservation Area - Adjacent to Grade II Listed Building to the North West - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
Z/30888/004/00 – Refuse Planning Permission – 14/05/1990 Conversion of existing building to 2 dwellings and garages, erection of 5 houses and garages and alteration to access. L/30888/006/00 – Grant Listed Building Consent – 09/10/1990 Conversions and extensions of existing buildings to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access. C/14/73988 – Permit – 24/03/2014 Erection of 2No. outbuildings in rear garden H/17/82133 – Permit – 05/03/2018 Single storey rear extension H/19/84811 – Permit – 14/03/2019 Conversion of garage to habitable accommodation H/23/95021 – Refuse Planning Permission – 27/06/2023 Proposed detached garage		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>Support:</u> <u>5 Grange Farm (summarised):</u> Proposal offers a noise and visual barrier, hides the rubbish and containers to the pub. <u>4 Grange Farm (summarised):</u> Garage is useful and helps enclose the group of houses. <u>3 Grange Farm:</u> I support the application. I don't see how the application can be turned down as there is much building work going on at the moment. It will prevent fridge freezers, containers, etc. being seen from the private cul de sac. <u>1 Grange Farm:</u> I support this application, it will make good use of the spare bit of land opposite my house and now that the plans have been adapted to match Chestnut View I believe the building will enhance the close as a whole.		

	<u>Objection</u> <u>2 Grange Farm (summarised):</u> Feel that the garage does not fit into its surroundings and will damage the character and appearance of Grange Farm due to its prominent position, does not enhance the area, its scale is excessive in relation to the dwellings, there has been a removal of trees prior to application in readiness for the approval of the application.
Parish Council:	No Comments Received
Heritage Officer:	While the garage door is still a little over-size for a domestic situation, finished in a mock timber effect it will not seem too out of place, particularly as the roof above is now half-hipped to match that of the house. As long as the bricks, mortar and roof tiles all match the host building it will read as all of a piece and not cause harm to the setting of the listed building, which was after-all a farmhouse where one would expect various associated outbuildings to house animals and machinery. The sewer is still of some concern as the water board usually want 3 metres clearance either side of one, unless some other form of agreement can be reached. On the positive side, erection of this structure will have the advantage of hiding the containers sitting in the pub car park over the wall. Providing the proposed structure is built in matching materials, it will be in keeping the rest of the close and be a useful addition with the added benefit of masking not so good-looking activities on the pub car park. No Objection.
Ecologist:	The planning statement reports that bat boxes and swift boxes have been added to the new design and these will be appropriate biodiversity enhancements however I don't see their locations shown on a plan. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals (theilp.org.uk) and not be allowed to shine on the areas which include the bat and swift boxes. A surface water drainage plan is required.
Southern Water:	Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

Site Visit:	Yes ☒	No ☐
Details: 17/05/2023 (Previous application)		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

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 and S2; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM12 from the 2016-2036 local plan, in that:

Planning History and Current Proposal

Previous application (**H/23/95021**) proposed a detached garage, which was refused as a result of its design and adverse dominating impact upon the streetscene due to its siting. This proposed garage had the following dimensions 11.2m by 6.5m and 6.2m in height. It should also be noted that previously the Heritage Officer raised concerns with regard to the roof form, removal of hedging and trees.

This current application is for a similar scheme for a detached garage, with a proposed footprint of 11.2m by 6.1m, and a height of 5m. The proposed garage is 0.4m smaller in terms of depth and has changed the roof form to be hipped, as well as reducing the height by 1.5m. There would also be the addition of 1no. window on the front elevation.

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details of the development complying with the relevant planning policies.

The development is also within the Netley Abbey Conservation Area and adjacent to Netley Grange Grade II Listed Building.

Character, Appearance and Impact on Heritage Asset

Policy DM1 requires new development to take full and proper account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout, density, design and siting. It also requires development to not have an unacceptable impact on, and where possible, enhance, the significance of heritage assets.

Policy DM12 stipulates that development of a heritage asset, or within its setting, will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.

The dwelling is located to the south-east of the listed Grade II Netley Grange, which has been subdivided into three dwellings. Within Grange Farm, there are 6no. dwellings and a pub, which all have a hipped roof form. The application site and surrounding buildings, all fall within the Netley Abbey Conservation Area.

The proposed garage would be situated to the entrance of the small cul-de-sac and as a result would be highly prominent upon entry to the close. It is noted that the proposals have been reduced in terms of size compared to the previous scheme (H/23/95021), however, the change is very minimal and does not detract from the fact the proposal would be comparable in size to the footprint of no. 5 Grange Farm and also results in a loss of green space surrounding the property which in turn detracts from the open and spacious character of the area. Further to the inappropriate footprint, the scale of development would be excessive with regard to its overall height and not in keeping with the surrounding properties. This is further worsened by the detached nature of the proposed development

It is noted that the Heritage consultant has not objected to the proposal. They have stated that as long as the materials match it would be in keeping and would mask the pub activities. Whilst they have raised no objection, it should be noted that their original objection (in terms of design) solely related to the roof form, as this has been addressed, they are satisfied. However, the revised roof form has not fully addressed the previous reason for refusal, which raised concern with regard to siting, scale massing etc.

Response to comments

Turning to the comments from the Heritage consultant which they note would 'mask' development associated with the pub. It is also noted that comments from neighbours 5 & 3 Grange Farm. Whilst it is acknowledged that the proposal would provide some screening from the pub and associated development, this is not considered to be an appropriate solution. During a site visit and from a review of the historic streetscene there was vegetation in situ which provided appropriate and sufficient screening to the pub.

- The colour and type of materials to be used in construction match the existing dwelling.

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.

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 ☒
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The detached garage by reason of its scale, and prominent siting to the frontage of the site would result in an incongruous and discordant addition, at odds with the appearance of the host dwelling, and the character of the wider surrounding conservation area. The proposals are therefore contrary to Policy DM1 and DM12 of the Eastleigh Borough Local Plan (2016-2036), and the contents of the National Planning Policy Framework (2021).