

DELEGATED OFFICER REPORT

Application Ref: H/23/96284

Site Address: 294 HIGH STREET, EASTLEIGH, SO50 5ND

Case Officer: Alexandra Stone

Description: Detached single storey garage workshop.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Surface Water		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Hampshire County Council:	In regard to the application, having undertaken an initial review, there would be concerns with the garage door being located in a position where a vehicle wait on the highway for the door to be opened. In the same situation as gates adjacent to the highway, any garage door should be set back 6.0m into site to avoid a highway obstruction that has potential highway safety issues. As with other garages in the local area, access into the garage should be from the rear service road, with the garage set into site at a position where a 6.0m aisle width turning area can be provided for easy access. Additionally, it is noted that the area upon which the garage / workshop is proposed currently accommodates parking for 2 vehicles. If the proposals go ahead, then a parking space will be lost, which would onwards need to be accommodated within the surrounding Controlled Parking Scheme. Applicants may wish to check their eligibility to join this scheme (if they are not already) prior to works being undertaken.		

Site Visit:	Yes ☒	No ☐
Details: 15/11/2023		

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:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The application is for a detached garage/ workshop for personal use. The garage measures approximately 5.5m by 9m.

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

Design and layout

The dwelling is end of terrace set within High Street and Cherbourg Road. Cherbourg Road has a restriction in place, only allowing vehicles to exit the road onto Southampton Road.

The proposed garage is of single storey and would be situated to the end of garden towards the end of Cherbourg Road, one row from Southampton Road. The garage would sit close to the footpath with roller shutter for access.

- The design of the detached garage is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The garage would house 2 no. vehicles therefore the parking spaces already in situ would be retained.
- The design and layout respects the character and appearance of the locality.

Access

Turning to the comments made by Hampshire County Council, they note that vehicles entering the garage would need to wait on the road whilst the roller shutter were to be opened. Considering the road is predominantly used by the residents due to the “exit only” for entry onto Southampton Road, a small waiting time is considered not to have a detrimental impact on neighbouring residents and road users. The road also benefits from ample on-street parking provisions which provides space to park momentarily.

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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Comments ...
