

DELEGATED OFFICER REPORT

Application Ref: F/23/96297

Site Address: FERNHILL, OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 2ER

Case Officer: Alexandra Stone

Description: Installation of new waste and recycling bin housing and change of a
window to a door

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

Planning History?	Yes ☒	No ☐
Z/08821/010/00 – Permit – 13/11/1976 Sheltered accommodation for elderly persons Z/08821/016/00 – Permit – 28/09/2001 Proposed conservatory together with new entrance canopy and bin store enclosure to existing sheltered housing building		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 23/11/2023		

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 <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:

Proposal

The application seeks permission for Installation of new waste and recycling bin housing. This consists of 3no. 240l food waste bins, 5no. 110l bins (2 for general waste, 2 for recycling and 1 for glass) to the main entrance by the kitchen area, and 3no 240l glass bins to the side of the building. The proposals also include a change of window to a patio door to the rear elevation.

Principle

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

Design and access

The storage areas are currently situated towards the main entrance of the building. There are a couple of bins to side of the main entrance and some to the main door. The proposed storage area is to the wall of the entrance to the kitchen. The storage are would be much neater and less noticeable to the main entrance of the building and easier for refuse collectors to remove and put back into place.

There is also bin storage to the north side of the carpark which would house 3no. bins in which the bin currently are placed.

To the rear of the building, it is proposed that a window is to be replaced with a patio door leading to the garden area. This would be remain unseen from the front of the building and highway.

- The design of the bins storage area 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 design and layout respects the character and appearance of the locality.

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 ☐

Comments ...