

DELEGATED OFFICER REPORT

Application Ref: H/23/96242

Site Address: WHITE HARMONY ACRES, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO30 3HP

Case Officer: Alexandra Stone

Description: Erection of detached garage and store.

Particular Site Constraints?	Yes ☒	No ☐
- Countryside		

Planning History?	Yes ☒	No ☐
Relevant history: Z/24171/002/00 – Refuse Planning Permission – 08/07/1986 Single storey side extensions including double garage Z/24171/003/00 – Permit – 30/11/1987 Single storey side extension Z/24171/004/00 – Refuse Planning Permission – 27/09/1990 Outline: Use of existing buildings for workshop storage purposes (B1 and B8), erection of toilet block, layout for land for access parking storage and landscaping		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

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

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies S5, DM1, DM11, DM14, and DM26 from the 2016-2036 local plan, in that: <u>Proposal</u>

The application seeks permission for a detached garage and store to the rear of the existing dwelling. This would measure approximately 10.4m by 6.5m and 5.2m in height. The garage is a double garage with an open store to the side. The garage would be built of brick and a timber boarding with a gable roof in which the materials have not been disclosed however this could be conditioned.

Principle

The application site falls within designated countryside protected by Policy S5. This Policy sets out that new development in the countryside is generally restricted and notes (1) compatible usages for which new development in the countryside is appropriate. Section 1.b of this Policy relates to residential extensions and replacement buildings which is expanded upon in Policies DM18 and DM26. Policy S5 also goes on to stipulate (2) that new development in the countryside will seek to avoid adverse impacts upon the intrinsic character of the landscape.

The proposal relates to the erection of a garage within the curtilage of White Harmony Acres (a residential dwelling), whereby Policy DM26 would be engaged. This sets out that the extension or replacement of a permanent dwelling in the countryside can be acceptable subject to criteria being met. These criteria comprise; the size, ensuring that this would not be disproportionate, or have an adverse impact upon neighbours, in the event of a replacement dwelling, the proposals should be on the same footprint as the existing dwelling (unless environmental or access benefits arise from an alternative location within the curtilage). Therefore, the general principle of the garage/ store is accepted. However, would be subject to the following considerations.

Character, Appearance and Impact on Countryside

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The dwelling is located to the north-west of Allington Lane, falling within the designated countryside. The site is accessed via a road to the north-west of Allington Lane which continues past the application site, allowing another access to the site, as well as access to White Harmony Industrial Estate (further west). The application site is bound by Industrial buildings. To the north Seddul Bahr Industrial Estate, to the east Oaklands Farm and to the south Woodpeckers.

The proposed garage would be situated towards the rear (north) of the dwelling. As a result of this location and limited boundary treatment, the proposals would be readily visible from Allington Lane, in particular when travelling south. In noting that the proposals would be in a prominent location, however the materials are of timber clad in which you would expect to see in the countryside.

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 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 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 ☐