

DELEGATED OFFICER REPORT

Application Ref: H/23/96465

Site Address: 5 CONSTANTINE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 2AH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Existing prefabricated garage demolished and new garage erected

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd January 2024		

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 (Chandler's Ford and Hiltingbury Character Areas - Scantabout and Peverells Wood)

Assessment:
The application property is a detached bungalow situated within a corner plot, positioned adjacent to the junction with Sarum Road and facing Constantine Avenue. The surrounding area is residential nature, predominantly consisting of detached dwellings, with some semi-detached and terraced dwellings as well. Notably, there are two distinct architectural styles present in the vicinity: a neo-Georgian style and a less formal style characterised by houses with fairly steep pitched roofs. This planning application is for the replacement of the existing detached garage with a proposed new garage.
<u>Principle</u>
• The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable

and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

- The site is also part of the character area of Chandler's Ford and Hiltingbury (Scantabout and Peverells Wood) which provides the following guidance on developments and that they should ensure that:
 - i) the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties.
 - ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed replacement garage, while visible from Constantine Avenue, will maintain consistency with the existing structure in terms of roof form and position. Although the roof height will increase from approximately 2.3m to 2.7m, the overall size will be smaller than the existing structure. The choice of matching material, opting for brick, will further ensure minimal alteration to the street scene. It will integrate well within the neighbourhood context.
- During the site visit, it was observed that the current garage exhibits minor cosmetic imperfections. While not in a severely dilapidated condition, the proposed replacement garage is considered to represent an enhancement to the existing setting. The matching design and utilisation of high-quality materials are anticipated to not only address minor aesthetic concerns but also contribute positively to the overall visual appeal of the surroundings.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The primary neighbouring properties affected by the proposed replacement garage are 7 Constantine Avenue and 11 Sarum Road, being in closest proximity to the application site. However, given that the placement of windows and doors in the new garage is exclusively facing the applicant's garden. Therefore, concerns related to privacy and overlooking issues are mitigated. Additionally, owing to the single-storey nature of the structure and its adequate separation from adjacent properties, the proposed garage is not anticipated to result in detrimental impacts related to the loss of light and outlook.
- During the site visit, it was noted that the existing garage is currently not in use for parking. The proposed replacement will continue to serve a similar function, allowing for incidental enjoyment purposes. Therefore, it is not expected to introduce significant changes to the daily experiences of nearby residents. To safeguard the residential amenities of neighbouring residents, a condition will be imposed, restricting the use of the garage solely for incidental purposes associated with the enjoyment of the dwellinghouse.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The existing garage is presently not utilised for parking, and as such the proposed replacement garage will not result in the loss of a parking space. Furthermore, it was noted from the site visit that the existing driveway has the capacity to accommodate three or more cars, which is deemed sufficient for this size of property.

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, 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.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐