

DELEGATED OFFICER REPORT

Application Ref: H/23/96397

Site Address: ORCHARD LODGE, GOSLINGS TURNING, BURSLEDON, SOUTHAMPTON, SO31 8LP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Convert existing workshop into personal gym

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

Planning History?	Yes ☒	No ☐
• Z/29420/000/00 - Erection of double garage - Permit - 01/06/1987 • Z/29420/001/00 - 2 storey side extension and alterations - Permit - 12/01/1990 • Z/29420/002/00 - Construction of detached garage with first floor residential annexe - Withdrawn By Applicant - 24/04/2002 • Z/29420/003/00 - Construction of two storey extension for triple garage and first floor annexe - Permit - 18/06/2002 • F/14/74037 - Subdivision of existing plot and construction of 4no. 5 bed detached dwellings with associated landscaping – Withdrawn - appeal non-determination - 28/04/2014 • A/16/78102 - Display of 1no. non-illuminated 4.6m high freestanding stack board - Consent To The Advert Display - 05/05/2016 • F/16/78690 - Erection of 3no. 5 bed detached dwellings with garages - Withdrawn (Ret'd Undetermined) - 20/07/2016 • C/16/77959 - Reserved matters application: Residential development of 29no. dwellings with associated parking and public open space (landscape to be considered). - Approve The Reserved Matters - 28/11/2016 • F/16/79496 - Erection of 3no. 5 bed dwellings with associated parking and gardens - Permit - 28/02/2017 • DC/17/80521 - Application for discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 17, and 18 of planning permission F/16/79496 - Not yet determined • F/17/80282 - Construction of 1no. detached four bedroom dwelling - Permit - 14/09/2017 • DC/19/86878 - Discharge of conditions application for condition 21 (contamination remediation) of planning permission F/16/79496 for erection of 3no. 5 bed dwellings with associated parking and gardens - Not discharged - 09/04/2021 • DC/19/86897 - Discharge of conditions application for condition 9 (contamination remediation) of planning permission F/17/80282 construction of 1no. detached four bedroom dwelling - Not discharged - 09/04/2021		

- X/19/86880 - Variation of condition application for condition 10a (energy efficiency) for planning permission F/17/80282 construction of 1no. detached four bedroom dwelling - Refuse - 04/05/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection to this planning application however requested a non - commercial use restriction be applied.		
Built Heritage Consultant:	<u>1st Consultation response</u> This application is very short on information but if the above conditions are met, it would be an acceptable solution. <u>2nd Consultation response (following the submission of the details of proposed materials)</u> This provides the confirmation we needed that the new materials will match the existing. My comment regarding the bracing was that it would be 'preferable', but not a deal breaker, so no objection.		

Site Visit:	Yes ☒	No ☐
Details: 17 th November 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:
Orchard Lodge abuts the boundary of the Bursledon Windmill Conservation Area on the south-west side of The Mill House garden. It occupies a substantial plot, featuring a wooden workshop situated at the far end corner in close proximity to the rear boundary of The Mulberry. The immediate surroundings have transformed into an established residential area following the development of various residential dwellings in recent years. This application seeks planning approval for the conversion of the existing workshop into a gym facility. <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.

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 design primarily involves the conversion of the workshop into a gym by introducing new door, windows, and rooflights. The external walls will maintain their current brown stain, and its size, height and roof form will remain unchanged. The agent has also confirmed that the new windows and doors will match the existing cladding colour of the workshop. As such, the visual impact of the conversion is anticipated to be minimal, and the gym will maintain a similar appearance to the original workshop.
- Situated in a tucked-away location, the current workshop is inconspicuous and even challenging to observe from the application property. Only the adjacent neighbour, The Mulberry, has a limited view of the top section of the workshop. Therefore, the proposed conversion is not expected to impact the current street scene or the overall character of the surrounding area.
- Given the proximity of the application site to the Bursledon Windmill Conservation area and the presence of a Grade II Listed mill with an associated granary nearby, the Built Heritage Consultant has been consulted as part of this application. Following a review of the proposed materials and colours intended for the new gym, the Built Heritage Consultant raised no objection, affirming that the proposal is unlikely to have any adverse impacts on the surrounding heritage environment.

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.
- Considering the unchanged size, height, and roof form of the workshop, it is expected that the immediate neighbour (The Mulberry) will not perceive any substantial changes, thereby mitigating concerns related to the loss of light and outlook due to the conversion. Moreover, the proposed windows are not expected to overlook The Mulberry's rear garden, as they will be lower than the neighbour's fence level, and a substantial number of trees and plants along the boundary fence will obscure the view from those windows.
- Nonetheless, recognising the change in the workshop's use, a condition will be imposed to restrict it exclusively to incidental enjoyment purposes, thereby ensuring that the conversion into a gym will not have a potential impact on the residential amenity of The Mulberry.

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 proposal would not affect the existing parking arrangements due to no alterations in the number of bedrooms.

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 ☐

