

DELEGATED OFFICER REPORT

Application Ref: H/25/100002

Site Address: 51 PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JU

Case Officer: Charlie Vallis

Description: Retention of pergola style car port (Retrospective Application)

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Orders (284-E, 58-H)		

Planning History?	Yes ☒	No ☐
- F/11/69764 – Construction of two-storey 5 bedroom dwelling following demolition of existing bungalow – Approved – Feb 2012 - H/18/83705 – Erection of carport to front garden – Permit – Sep 2018		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Tree Officer:	Despite the structure being within the Root Protection Area of a protected tree, the design of the structure means that it is unlikely that it has caused significant impact on the tree. Therefore, we raise no arboricultural objection.		
HCC Highways:	Having reviewed the information submitted, there would be no objection in principle to the proposal from a highway perspective. It is understood that the level of parking provision available will remain as existing. Given the above and given that the pergola/car port is to be open sided, the Highway Authority raises no objections to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 30/10/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Policy and principle:</u> The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning documents. Under policy DM1 all new development should not have an unacceptable impact on, and where possible should enhance the character and appearance of urban areas, the countryside and the coast. The Council's Quality Places SPD (p47) sets out that 'the

distance between buildings and the street are important aspects in defining the character of residential areas', and goes on to outline that extensions to the front should be modest and in keeping with the character of the house.

Site and surroundings:

The application site contains a detached property, set back significantly from the road. To its front is a gravel drive, a large protected tree, carport and low brick boundary wall.

The surrounding street scene is generally verdant, with boundary hedges and mature trees forming a significant part of its established character. The open frontage of the application property appears as an exception to adjacent properties, making the plot appear more prominent and exposed. Within the immediate locality, an outbuilding also sits to the front of 47 Pine Road.

Proposal:

The application seeks approval for the retention of a detached, open-sided carport adjacent to the existing partially enclosed carport structure abutting its front boundary.

Design, layout and impact on local character and appearance:

The openness of the frontage of the application property had been significantly altered by the existing carport approved under H/18/83705. When this was the only carport to its frontage, however, some symmetry with 47 Pine Road remained and there was openness in its appearance from the street scene, with views through to the host dwelling.

When walking north to south, the additional carport appears in context with the existing carport and is not overly noticeable until you are directly in front of the property. The structure is more noticeable when approaching the property from the south.

The materials of the carport are suited to the main dwelling and it serves a practical function for the applicant. However, in combination with the other partially enclosed carport, the framing of the structure is substantial enough to significantly restrict openness of the property's frontage. This results in the proliferation of structures to its frontage, detrimental to its openness from the street scene and character of the area.

Screening to the front of the site in the form of planting was therefore requested to reduce its prominence from the street scene and ensure that the carport is better suited to the verdant character of the locality. Plans and a management plan showing trellis and planting in front of the carport have been submitted and would help the structure to better assimilate with its surroundings and the character of the locality. This will be conditioned to be put in place within 6 months of this approval.

Other matters:

The Council's tree officer is satisfied that the development is unlikely to have caused significant impact on this tree. As such, there will be no adverse impact upon trees or other natural features worthy of retention.

In consultation with the Local Highway Authority, the structure would not have a detrimental impact on highway users, whilst sufficient parking would be retained to the property's frontage.

Given its scale and positioning away from neighbouring properties, 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.

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 ...
