

DELEGATED OFFICER REPORT

Application Ref: H/26/101134

Site Address: BEAUMONT HOUSE, BRIDGE ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8AH

Case Officer: Charlie Vallis

Description: Formation of vehicular access and dropped kerb to front of property

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Tree Preservation Order (344-E) SGN medium pressure pipeline Southern Water foul sewer (2m buffer)		

Planning History?	Yes ☐	No ☒
No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Parish Council:	No comments received.		
HCC Highways:	Having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective. Visibility splays from the site is acceptable, even with a wall in place as shown on submitted plans, given that this site beyond 2.4m from the highway edge and over 1.0m from the footway. It is also noted that the existing driveway area is of a sufficient size to allow for turning on-site, enabling forward gear access and egress onto Bridge Road which is welcomed. The applicant should however be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the works. Details of this process can be found via the following web address: https://www.hants.gov.uk/transport/parking/droppedkerbs		
Tree Officer:	Despite the presence of protected birch on neighbouring property (and to a much lesser extent, the presence of conifers), we do not feel that the proposal would have a significantly negative impact on trees. We raise no arboricultural objection to the proposal.		
Southern Water:	No response received.		
Linesearch (SGN, SSEN, Neos Networks):	Information provided in relation to the location of SGN, SSEN and Neos Networks service pipes/cables and assets, with advice in respect of working in the vicinity of underground services.		

Site Visit:	Yes ☒	No ☐
Details: 6.5.26		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> (EBLP) The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11, DM13 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals (BHH 17).

Assessment:

The application site contains a two storey dwelling located along Bridge Road, a main thoroughfare which slopes down from north-west to south-east. The proposed development consists of the creation of a drop kerb to provide vehicular access from Bridge Road to an existing parking area to the front of Beaumont House.

The development is considered acceptable and complies with policies DM1, DM11, DM13 and DM14 from the 2016-2036 local plan, in that:

- The application site lies within the urban edge where the 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 of the adopted local plan and supplementary planning guidance.
- As outlined in the response from Local Highway Authority (LHA), proposals would allow safe and convenient access to the highway for the application property, in line with EBLP policy DM13. The size of the driveway allows turning on-site, enabling forward gear access and egress onto Bridge Road, which would be welcomed.
- EBLP policy DM14 requires off-highway parking which is adequate in terms of highway safety/traffic management, with minimum requirements set out in the Council's Parking Standards SPD. There would be sufficient space to the front drive to accommodate more than 3no. car parking spaces, in line with requirements for a 4+ bedroom property.
- The applicant will be made aware of the requirement for a separate drop kerb application, in addition to planning permission, to be made to the LHA via an advisory note.
- The proposals are unlikely to result in any undue disturbance to neighbouring residents, associated with vehicle movements, given its residential context.
- The proposals do not result in the loss of landscape features of significance to the appearance of the area, not detracting from the character and appearance of the locality.
- As outlined in the consultation response from the Council's Tree Officer, the development is not likely to not result in significant adverse impact upon trees or other natural features worthy of retention.
- An advisory note will be applied to direct the applicant to the responses received from utility companies in relation to safe digging practices during the development.
- In addition, this application relates solely to the proposed access, as such any ancillary works to the driveway and property boundary must comply with the relevant sections of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 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 ...