

DELEGATED OFFICER REPORT

Application Ref: H/26/101277

Site Address: HILL VIEW, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Case Officer: Gregg Chapman

Description: THE RETENTION OF AN ANNEXE CONSISTING OF A DOUBLE STATIC CARAVAN UNIT AND PORCH STRUCTURE (RETROSPECTIVE)

Particular Site Constraints?	Yes ☒	No ☐
• Countryside • Surface water flood risk on adjacent road • Great crested newt – amber zone (suitable habitat) • Airport safeguarding zone		

Planning History?	Yes ☒	No ☐
• F/05/53128 – change of use of outbuilding to form 1no. one bed living accommodation – refused 27/07/2005 • F/04/52516 – change of use of residential land and part of car/caravan sales and repairs area to retain additional static mobile home and formation of car park to serve existing mobile home park – refused 27/01/2005 • Z/18752/011/00 – change of use from residential and car sales to use of land for the siting of 9 mobile homes, following demolition of existing dwelling and other structures – refused 17/08/2000 • Z/18752/009/00 – ground and first floor extensions and erection of detached garage and office – permission 14/04/1998 • Z/18752/004/00 – outline application for demolition of existing bungalow and erection of 14 dwellings – refused 15/03/1989 • WIR2158200100 – Extension to kitchen and conservatory – permitted 27/06/1972 • WIR1522300000 – Erection of double garage and office (office to be used in connection with running of applicant's caravan sites) – permission 21/03/1969 • WIR1362600000 – Extension of caravan site for purposes of improving site amenities and increasing spacing between the 27 caravans – permission 30/06/1967 • WIR0856600000 – Use of land as permanent caravan site – permission 12/06/1961 • WIR0728800000 – Extension to bungalow – permission 29/02/1960		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None.		
Parish Council:	No objection subject to conditions to control its use. The building replaces previous static caravans and does not appear to increase overall footprint or intensity of development. There is no evidence of harm from the annex. Request conditions to restrict use as an annex incidental to the main dwelling and prevent separate occupation, sale or lease.		

Site Visit:	Yes ☒	No ☐
Details: Photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036: The most relevant policies are S1 (Delivering sustainable development), S5 (New development in the countryside), DM1 (General criteria for new development), DM14 (Parking), and DM26 (Residential extensions and replacement dwellings in the countryside).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Accommodation for Older People and Those in Need of Care.

Assessment:**Site and proposal**

The application relates to a residential property located within Hillview Manor mobile home park, on the west side of Winchester Road at the northern edge of Fair Oak. The existing dwelling is single-storey with accommodation in the roofspace served by dormer windows. The property shares vehicle access with the mobile home park and there is a large driveway / parking area in front of the dwelling.

To the south of the dwelling a single-storey mobile home has been installed, which includes a porch extension on its northern side. This building accommodates a lounge / kitchen, two bedrooms and a bathroom and is being used as annex accommodation for an elderly relative. This application seeks permission to retain the building on the site.

It is noted in the application details that the annex has replaced two static caravan units previously located on the south side of the site.

Principle

The site lies within the countryside where the principle of development associated with existing dwellings is acceptable in accordance with policies S5 and DM26 provided there are no adverse impacts on the character of the landscape. Development is also required to be proportionate in size in relation to its plot and neighbouring properties. These policies do not support new residential dwellings in the countryside except in very specific circumstances (e.g. rural workers dwellings or for Gypsies and Travellers), which do not apply to this proposal.

Whilst the annex is a relatively large structure, it has been sited on a part of the site that was previously occupied by two smaller static caravan units and has not significantly impacted on the overall level of parking or amenity space associated with the existing dwelling. The annex shares its vehicle and pedestrian access and garden area with the main dwelling. Provided that the use of the building is restricted to ancillary use to prevent sub-division to a separate dwelling, which can be secured by condition, the principle of the development is considered acceptable.

Design and visual impact

The building is single-storey with grey clad elevations, a timber clad front porch and low pitched tiled roof. When viewed from Winchester Road, levels changes and the existence of a boundary hedge screen it from view. Beyond the main dwelling and its associated outbuildings, the site is surrounded to the north, west and south by mobile homes of a similar style to that of the annex, therefore the annex integrates with the existing character of the site. The development is not considered to result in any adverse visual impact on the site or the character of the countryside and is therefore acceptable in accordance with Policies S5 and DM1 of the Local Plan.

Access and parking

The development has not impacted on the existing access or parking arrangements for the site. The annex would have 2 bedrooms and whilst the number of bedrooms within the existing dwelling is unknown, it is anticipated that there would be at least 4 bedrooms overall as a result of this development. There is a large driveway in front of the dwelling which can accommodate in excess of 3 vehicles, which accords with the level of parking required for properties with four bedrooms or more, in accordance with the Council's Adopted Parking Standards.

Impact on the amenity of neighbouring residents

Due to the single-storey height of the annex, and the presence of boundary fencing between this building and the adjacent mobile homes and dwelling to the south, it is not considered that the development adversely impacts on the amenity of neighbouring residents in terms of loss of privacy, light or outlook.

Other Matters

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. The applicant has confirmed that the building is of a modern design which utilises up to date energy saving methods and prioritises energy efficiency. The development is therefore considered to accord with climate change policy objectives.

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.

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Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Conditions:		
1. The development hereby permitted shall be implemented in accordance with the following plans numbered: EAHV 004 (Location Plan); EAHV 002 (Proposed Site Plan), and EAHV 003 (Lodge Details). Reason: For the avoidance of doubt and in the interests of proper planning. 2. The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation. Reason: The site is located in the countryside where sub-division into two separate dwellings is not supported by Local Plan policies S5 or DM26. Note to applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed. Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.		