

DELEGATED OFFICER REPORT

Application Ref: F/23/96266

Site Address: Land to the South of Netley Hill Farm, St John's Road, Hedge End, Southampton, SO30 4DG

Case Officer: Gary Osmond

Description: Construction of a two bedroom chalet bungalow and garage with parking (Alternative scheme to that already approved under planning permissions F/18/82592 & X/20/89516)

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Adjacent to exiting residential development - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
X/20/89516 - Variation of condition 1 (permitted plans) of planning permission F/18/82592 (construction of detached two-bedroom bungalow and detached single garage, with parking, amenity space and landscaping accessed from St. John's Road), to allow for amendments to design of dwelling and re-siting of garage – Approved April 2021		
F/18/82592 - Construction of detached two bedroom bungalow and detached single garage, with parking, amenity space and landscaping accessed from St. John's Road – Approved August 2019		
Also of relevance are the following applications:		
F/21/91590 – Construction of detached three bedroom chalet bungalow and integral garage, with parking, amenity space and landscaping, and access from St John's Road – Approved January 2022		
F/17/81809 - Construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700) – Approved March 2020		
F/17/80651 - Residential development of 106 dwellings, associated landscaping, amenity areas and a means of access from St John's Road (Phase II) – Approved October 2017		
F/15/76804 - Construction of 109 dwellings with new link road, new vehicular access off St Johns Road, pedestrian & cycle links through Greenfield close, drainage, landscaping, parking and public open space (consolidation of planning approvals O/13/73700 & R/14/75594 with the following amendments: Internal reconfiguration of apartment blocks H, I & F to create additional units, the re-design of apartment block E to create additional units, amendments to the parking areas for the apartment blocks, the repositioning of the parking for Plot 20 to create an access to the rear of Carpenters Close and engineering works to alter levels) – Approved May 2016		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	Two representations received objecting to the application on the ground of the loss of a green area used by wildlife.		
Hedge End Town Council:	No objection.		
Trees:	No objection subject to tree protection measures being put in place. Condition recommended.		

Natural England:	No comments received.

Site Visit:	Yes ☐	No ☒
Details: Previous site photos were available on earlier files. Site is also clearly visible via Google Maps (see separate images).		

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, DM6, DM11, DM13, DM14, DM23, DM29 & DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals; Trees and Development; Biodiversity.

Assessment:
Proposals & Site History: The application seeks consent for a revised version of a scheme which was originally approved in 2016 (F/18/82592). The design of this original approval was altered again by in 2021 (X/20/89516), with a further non-material minor amendment (NMA) granted consent in July 2023 to revise a number of modest design elements. This current application proposes to further revise the approved NMA design by attaching the originally approved detached single garage to the dwelling. This minor design change could not be treated as an NMA as the resulting development would not have accorded with the description of the original planning consent, which referenced a detached garage. The application also proposes to revise the position of the dwelling within its plot by moving it approximately 3.0 metres further north. Policy & Principle: The application site lies within the urban edge where the principle of development is acceptable, with any formal planning approval being dependent upon how well the proposed development is considered to accord with the relevant policies within the adopted Local Plan. The most relevant policy in this instance is DM1, which requires all new development to be of a good quality and to take appropriate account of the site context and that of the surrounding area. It also requires development to minimise impact upon neighbouring occupiers and uses, and to mitigate any impact as much as possible. There is also a need to take account of trees and any other natural features worthy of retention. Also of specific relevant in this instance is the site's planning history, which clearly establishes the principle of that proposed. Site Context: The application site is comprised of a roughly rectangular parcel of land to the east of St John's Road which had originally been intended to form part of the drainage / landscaping provision for the major residential development approved under application reference F/15/76804 which granted permission for the construction of 109 dwellings with access

from St Johns Road. This development is now complete and occupied. The application site is largely comprised of grass with sporadically sited trees that are protected under a tree preservation order. There is a steep bank to the western side of the site which provides a substantive degree of screening for the land from St John's Road.

Layout, Form, Scale & Design:

As set out above, it is proposed to revise the position of the dwelling by moving it slightly further north, as well as attaching its single garage to the southern elevation. These revisions provide more room for vehicle manoeuvring and a better relationship with the dwelling approved by application F/21/91590 to the south of the application site, albeit not yet constructed.

In terms of form, scale and appearance, that proposed is exactly the same as the NMA design approved in July 2023, i.e. a two bedroom chalet bungalow, albeit generous in size.

The revised position of the dwelling and proposal to attach its garage raised no particular design concerns and will still accord with the requirements of Policy DM1 and the 'Quality Places' SPD.

Street Scene & Area Character:

The site sits down at lower level than St John's Road and is screened by a number of mature trees, meaning it is not particularly visible from the public realm. As such there will be no greater impact upon the street scene of St John's Road or Hellyar Rise to the east, nor upon the general character of the locality. That being the case, that proposed will continue to accord with the requirements of Policy DM1 and the 'Quality Places' SPD.

Parking, Access & Highways:

Part of the reason for the proposed changes is to improve the shape and usability of the parking area, which will still provide more than sufficient parking to meet the requirements of the 'Residential Parking Standards' SPD. In terms of access and highway impact, these would remain unchanged.

Amenity:

Existing Neighbours:

The revised position of the dwelling will have minimal impact upon neighbouring properties, all of which will remain sufficiently far enough away so as to not suffer from any unacceptable overlooking, loss of light or outlook. Thereby according with the requirements of Policy DM1 and the 'Quality Places' SPD.

Future Occupiers:

Equally, the amenity of future occupiers of the proposed development will still easily meet the minimum space requirements set out by Policy DM30 and the 'Quality Places' SPD. Whilst the garden will be shaded by mature trees in parts, ample open space will remain.

Trees & Nature Conservation:

No objection has been raised by the Council's Tree Consultant, subject to tree protection measures being put in place. These are conditioned.

With regards to ecology, the previous condition requiring ecological enhancement to be included and implemented is again recommended.

Nitrates & Phosphates:

Natural England have advised that the increase in wastewater from new housing developments within the borough is having a detrimental effect on the quality of water entering the Itchen and Solent catchment areas through nitrification. As such all developments for additional housing are required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

The application site would use the Peel Common wastewater treatment works, which discharges into the Solent. As such the proposed development is required to achieve nutrient neutrality for nitrogen. Eastleigh Borough Council has a scheme which takes land out of agricultural uses and creates recreational spaces, thus reducing the nutrient output of the land. This scheme would be available to the applicant, although they have not confirmed if they intend to make use of this scheme or provide another form of mitigation. In either case, suitable mitigation can be secured by way of an appropriately worded planning condition.

Recreational Disturbance:

The site is within the 13.8km catchment area for the New Forest Special Protection Area. It is recognised that new housing developments within this catchment area is likely to result in additional visitors to these protected sites. Again, Eastleigh Borough Council has set up a mitigation strategy to address this issue which would be available to the applicant.

The site falls inside the 5.6km buffer zone for the Solent SPA. It is recognised that new housing developments within these catchment areas are likely to result in additional visitors to these protected sites.

In order to mitigate for these impacts, the developer has provided contributions towards the Solent Recreational Disturbance Strategy and the Council's New Forest Mitigation Strategy (which provides Suitable Alternative Natural Green Spaces within the borough).

Habitats Regulations:

Any proposed residential development in this area will have a likely impact upon The Solent SPAs. As such, an Appropriate Assessment under the Habitats Regulations has been completed and forwarded to Natural England for comment. However, no response has been received following the necessary consultation period. This does not prevent the LPA from determining the application as it ultimately acts as the competent authority for the purposes of the habitat regulations.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐

For the reasons set out above, the application is again recommended for approval subject to updated versions of the conditions attached to the previous planning consents.