

DELEGATED OFFICER REPORT

Application Ref: H/23/96538

Site Address: 255A WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a single storey garden room at the front garden (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Within the Hiltingbury and Hocombe Park Special Policy Area		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Tree Consultant:	No arboricultural objection.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd January 2024		

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 (Chandler's Ford and Hiltingbury Character Areas – Hiltingbury and Hocombe Park Special Policy Area)

Assessment:
The application property is a two-storey detached white rendered dwelling, which is situated set back from Winchester Road and accessible via an entrance gate. The site comprises a relatively small rear garden, while the front garden and paved driveway occupy a substantial portion of the plot. The site falls within the Hiltingbury and Hocombe Park Special Policy Area, surrounded predominantly by residential dwellings, with Nuffield Health Wessex Hospital and Thornden School situated opposite the site. The application seeks planning permission to construct a single-storey garden room within the front garden. The proposed garden room would be 3.5m in depth, 5.0m in width, and

approximately 2.5m at its highest point. The applicant has confirmed that the garden room will be utilised as an office space and will accommodate some gym equipment.

Principle

- 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.
- The site is also within the Hiltingbury and Hocombe Park Special Policy Area. In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:
 - i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
 - ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
 - iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
 - iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

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 design, size, and height of the proposed garden room are considered modest. It would be situated at the bottom left of the plot, within the front garden area. Given the presence of numerous hedges, mature shrubbery, and conifers along the southern and western boundaries, it is considered that the proposed garden room would be effectively screened and unlikely to be visible from Winchester Road and the adjacent neighbour (253 Winchester Road). Therefore, its visual impact would be minimal.
- Situated within the well-wooded Special Policy Area characterised by large residential plots, the proposed garden room is considered to be of an acceptable size and design for the application site. Given its characteristics, the garden room would not diminish the established character of this area and would serve as a complementary addition to the host dwelling. Additionally, the materials and finishes proposed for the garden room are also considered to be sympathetic to those used in the existing dwelling.

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.
- The design features such as orientation and fenestration of the garden room are considered to minimise potential impacts on the closest neighbour, 253 Winchester Road, ensuring that the garden room would not overlook the neighbouring site.

- Furthermore, considering the nature, position, and height of the garden room, as well as the presence of numerous hedges along the shared boundary, 253 Winchester Road is unlikely to have a view of this structure, as such the proposed garden room would not cause any adverse impacts on the neighbour's main habitable area.

Trees and landscaping

- In the front garden, there are trees protected by a Tree Preservation Order (TPO), and therefore the Council's Tree Consultant has been consulted as part of the application process. Following a thorough review of the proposal, no arboricultural objections were raised.

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 proposed garden room would not occupy any space within the existing driveway and parking area, therefore it would not affect parking availability. Moreover, as it is not intended for use as an additional habitable room, no additional parking space is required.

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 ☐