

DELEGATED OFFICER REPORT

Application Ref: F/24/96667

Site Address: 7A LOWER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4FN

Case Officer: Rachael Morris

Description: Installation of an Air conditioning unit externally on the rear wall of the service yard area

Particular Site Constraints?	Yes ☒	No ☐
- Eastleigh Town, District and Local Centres and Neighbourhood Parades - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/16792/000/00 - Office use – Permit – Apr 1976 - Z/16792/002/00 - Change of use from reception of dry-cleaning goods to Dry Cleaning on premises – Permit – Dec 1978		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Environmental Health:	The premises serves as a shop (The Cooperative Funeral Care) and it is assumed to be open 9am to 5pm Monday to Friday and similarly on Saturday and Sunday (website indicates by appointment only). The proposed unit is assumed to be operating during these times only. Adjacent neighbours are also retailers, and it is not likely that they will be affected by noise from the proposed unit. Similar units are already installed within the yard (as shown in photographic records within access/design statement). The nearest residential property is located at 30m NE to the site (1 Cedar Close), and rear gardens from residential properties at Wildern Ln. Due to these considerations, it is concluded that the installation of the proposed unit will not pose a significant impact to the local amenity, and we have no further comments.		
Ecology:	There are records of bats and nesting birds in this area, however I don't see any features which would be used by bats or nesting birds on the rear of this building. There are nesting swifts in the wider area. Biodiversity enhancements are required; however, bat boxes and bird boxes should not be located near air conditioning units. Another location on the building such as on an upper storey should be used.		

Site Visit:	Yes ☒	No ☐
Details: 19/01/2024		

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, DM8, DM11, DM14 and DM22. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM8, DM11, DM14 and DM22 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM8 states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts through air pollution (including odours or particulate emissions); ... noise or vibration...

Design and layout

- The proposed air conditioning unit would be situated to the rear of the unit, where there are various other air conditioning units evident to this elevation and not seen from the neighbourhood parade. The unit would measure approx. 1.3m X 1.1m and would not protrude far off the rear wall.
- The design and layout respect the character and appearance of the locality. The proposed air conditioning unit would blend with the existing surroundings and as such is a modest addition.
- The air conditioning unit has received a no objection from the environmental health team and as such the air conditioning unit is not expected to create unacceptable noise pollution.

Other material considerations

- 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 will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ...		