

DELEGATED OFFICER REPORT

Application Ref: H/23/96632

Site Address: THE LAURELS, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing garage to construct a double garage with a store room, WC and workshop. Addition of a pool room.

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Outside Built-up Area Boundary • Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• Z/28344/000/00 - Single storey rear extension - Permit - 11/07/1985 • Z/28344/002/00 - Ground floor side extension with first and second floor rear extensions - Permit - 02/04/2001 • F/08/63705 - Single storey rear extension following demolition of existing conservatory - Permit - 17/10/2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	A precautionary working method statement must be submitted to protect any nesting birds, bats, badgers, hedgehogs, reptiles and amphibians which might be using the site. A detailed biodiversity enhancement plan is also required. Both can be conditioned. Two additional conditions are also requested to be imposed.		
Southern Water:	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/23/96632).		

Site Visit:	Yes ☒	No ☐
Details: 24 th January 2024		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The Laurels is the initial dwelling on the right upon entry into an unnamed road. The application site is of considerable size and features a two-story detached property, a detached double garage with a storeroom, a swimming pool, and a sizable rear garden predominantly laid to lawn. Another 9 properties along this unnamed road, including nearby Chestnut Drive, consist of detached dwellings set within generously sized plots. The current application seeks planning permission for the construction of a new double garage with an accompanying storeroom, WC, and workshop following the demolition of the existing garage. Additionally, the proposal includes the erection of a pool room within the existing swimming pool. It is noted that pre-application advice was provided in 2022, and the current scheme remains largely unchanged compared to the pre-application scheme.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

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 proposed garage is to replace the existing garage and is designed to accommodate two parking spaces, a workshop, a storeroom, and a WC. The proposed design would retain the same roof form as the existing garage, albeit with increased dimensions. The proposed garage would increase approximately 2.0m in width and depth, and around 1.0m in height at its highest point compared to the existing garage. Despite its considerable size, it would occupy a similar position to the existing garage, maintaining the unchanged distance between the garage and the side boundary. From the public realm perspective, it is considered that the new garage would look very similar to the existing structure. Furthermore, utilising the same render colour and roof tiles as the main house would ensure a cohesive appearance, mitigating its potential incongruity.
- Regarding the pool room, it would be a new feature for the application site, situated within the swimming pool area. The pool room would include sauna, steam room, WC, and changing room facilities, measuring approximately 8.6m in

width, 4.8m in depth, and 4.4m in height. While sizable, its design elements are consistent with those of the main dwelling, employing matching render colour and roof tiles to integrate harmoniously with the host dwellinghouse.

- Both proposed structures are substantial in size, however it is considered that the application site has sufficient space to accommodate them without causing overdevelopment. The site would maintain a spacious rear garden. Although both structures would be visible from the public realm, given the secluded nature of the unnamed road primarily accessed by its residents, it mitigates potential adverse impacts on the surrounding area. Moreover, utilising matching materials ensures that neither structure appears overly prominent or visually intrusive within the street scene.

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.
- Given that the proposed garage and pool room would be situated at a distance from any adjacent neighbours, it is not considered that both structures would cause any impacts to neighbouring amenities in terms of overshadowing, loss of light, loss of outlook, or loss of privacy.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats, badgers and hedgehogs, grass snakes near the application site, and the site falls within an amber great crested newt impact risk zone. Therefore, the Council's Ecologist has been consulted as part of this application process. After reviewing the site photos, it appears that there are no signs of bats or birds. However, it is advised to submit a precautionary working method statement and a detailed biodiversity enhancement plan, both of which will be conditioned.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 garage would serve the same function as the existing garage, providing two parking spaces. Additionally, there is ample space in front of the garage, mitigating any parking concerns.

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 Environment 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 ☐