

DELEGATED OFFICER REPORT

Application Ref: H/24/96728

Site Address: CHESTNUT VIEW, 6 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Case Officer: Alexandra Stone

Description: Detached single storey garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Netley Abbey Conservation Area - Adjacent to Grade II Listed Building to the North West - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
H/23/95021 – Refuse Planning Permission – 27/06/2023 Proposed detached garage H/23/95841 – Refuse Planning Permission – 06/12/2023 Single storey detached garage (Resubmission of H/23/95021)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	<u>Objection</u> <u>2Grange Farm Road (Summarised):</u> Although the size of the development has been reduced it still impacts the rural nature making it more urban. No indication of planting although tree to be removed. <u>Officer comments</u> There has been no objection from the Heritage Officer, the materials are to match the existing dwelling.		
Parish Council:	No Objection		
Heritage Officer:	No Objection		
Ecologist:	No Objection		
Southern Water:	Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h		

Site Visit:	Yes ☒	No ☐
Details: For previous app.		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

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 and S2; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies S5, DM1, DM11, DM14 and DM26 from the 2016-2036 local plan, in that:

Planning History and Current Proposal

Previous applications (**H/23/95021 & H/23/95841**) proposed a detached garage, which was refused as a result of its design and adverse dominating impact upon the street scene due to its siting. This proposed garage had the following dimensions, 11.2m by 6.5m and 6.2m in height and subsequent application had dimensions of 11.2m by 6.1m. It should also be noted that previously the Heritage Officer raised concerns with regard to the roof form, removal of hedging and trees.

This current application is for a similar scheme for a detached garage, with a proposed footprint of 5m by 9m, and a height of 4.5m. The proposed garage is much smaller in terms of depth by 1.1m width by 2.2m, and has changed the shape of the building. There would also be the addition of 2no. windows on the front elevation to soften the garages appearance when entering the close. The garage door has been relocated to the side elevation nearest the existing dwelling.

- The design of the proposed detached garage is suited to the host dwelling in terms of its form, scale and appearance.

Design and layout

The proposed detached garage is smaller and uses materials to match the existing dwelling therefore in keeping with the character of the area.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

- 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.

Other material considerations

- 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 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.

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 ...		