

DELEGATED OFFICER REPORT

Application Ref: H/24/96712

Site Address: 5A Upper Northam Close, Hedge End, Southampton, SO30 4BB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of lean-to to the side of the property, to be used for storage (Retrospective application).

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1</u> no. Objection summarised as follows: (a) concern about the use for car repairs, (b) the property already has two garages, (c) most people would procure a shed for storage, (d) access to and from the garden will be reduced, (e) access to the rear to the left of the house is restricted by a large van, (f) houses in Upper Northam Close are attractive with 'pleasant' facades, building a wooden lean to seems more appropriate on an allotment or at the bottom of the garden.		
Parish Council:	None received.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisals.

Site Visit	Yes ☒	No ☐
28 February 2024.		

Assessment:
<u>Site & Surroundings</u>
The application site comprises a two-storey detached dwelling situated to the north of Upper Northam Close. The dwelling itself is set back within the plot allowing for a large driveway and vegetated boundary treatment in part. The dwelling also benefits from an integral garage and attached single storey garage. The subject of this application is the attached lean-to which is already in situ. To the rear the site has a large garden, further north is the Kings Community Church. Other than the community building, the immediate surroundings predominantly comprise residential properties of varying styles and sizes.

Proposal

This application seeks the retention of lean-to to the side of the property, to be used for storage.

The lean-to projects varying amounts from the host dwelling to the east, ranging from approx. 5.6m – 3.9m, but retains a separation distance of approx. 1m from the shared eastern boundary. As a result of the varying projections, the depths are also different. The side adjoining the host dwelling measures 5.4m and the eastern most elevation measures approx. 5.6m. This has a mono-pitched roof, the highest point measures 2.4m (where this adjoins the host dwelling), and the lowest point measures 2.2m. The lean-to is finished in a painted timber.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application site also falls within HEWEB 71, which notes the area comprises: *1970s/1980s detached development on loops/multi-headed cul-de-sacs on the western edge of Hedge End.*

This application seeks the retention of the lean-to attached to the eastern elevation of the host dwelling. As a result of its siting, this is visible from public vantage points along Upper Northam Close. However, it is set back in line with the principal elevation of the host dwelling. Furthermore, it is of modest dimensions and is therefore not overtly prominent. The use of timber, whilst not matching the host dwelling is not considered to be harmful, especially given its close proximity to the timber boundary treatment. As such, and to conclude, the proposals are not considered to be adversely harmful in terms of their overall design.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the siting of the proposals, the main neighbour which would be impacted would be no.5 (to the east). The proposal is, however, of modest dimensions. At the closest point (1m in from the shared boundary), the proposals would have a maximum height of 2.2m. From a site visit, it was noted that the application site and this neighbour are separated by approx. 1.8m boundary fence, therefore the proposals would only slightly exceed this height (0.4m). Given the existing boundary treatment, separation distance, and modest dimensions, the proposals are not considered to have an adverse impact upon the amenities of this neighbouring property.

The neighbour objection is noted in terms of the potential use of the lean-to. This has been described as 'storage'. It should also be noted that if the lean-to is used for purposes

which are not incidental/ ancillary to the host dwelling then planning permission would be required. It is unlikely that incidental/ ancillary uses to a residential dwellinghouse would result in any adverse harm, in terms of noise, upon the amenities of the neighbouring properties.

Highway Safety & 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 Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application site benefits from a large driveway and 2no. garages. The proposals do not increase the amount of bedrooms and would therefore not alter the amount of off-street vehicular parking provisions. The proposals would result in further storage space which would not have an adverse impact upon the existing parking arrangements, and would therefore be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐