

DELEGATED OFFICER REPORT

Application Ref: H/24/96974

Site Address: 22A WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replace the existing single garage with a double garage. Remove a garden shed. Demolish existing pump room and construct underground private (foul) pumping station within the front garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within a Conservation Area – Botley/Winchester Road • Within Established Residential Area • Article 4 Direction – removal of permitted development rights		

Planning History?	Yes ☒	No ☐
• F/20/88398 - Erection of a three bed detached dwelling following demolition of existing dwelling. - Permit - 26/03/2021 • H/23/95032 - Replace an existing single garage with double garage, demolish garden shed and pump room and construct underground private (foul) pumping station within the front garden - Permit - 02/06/2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comment.		
Built Heritage Consultant:	No objection.		
Ecologist:	Since the buildings were on hardstanding or gravel, it is not likely that great crested newts would have used these areas. Since the garage, pump room and shed have already been demolished, replacement habitat for bats and nesting birds will be required in the new garage as mitigation for loss of habitat. As breathable membrane has been specified for this garage, it should be a non-snagging membrane only (see Bat Conservation Trust guidelines in previous response). A bat box and bird nest box (swift nest box if possible) can be attached to the gable ends of the garage. Additional flowering plants can be planted in the garden to attract pollinators as food for bats and birds. Night flowering scented plants would be especially helpful. The proposed new soakaway is shown within the root protection zone of the trees and shrubs along the site boundary. This will be detrimental to the trees and shrubs and is not acceptable. A soakaway can be located under the drive or within the lawn areas in the front or rear garden.		
Tree Consultant:	No objections regarding the proposal.		
Southern Water:	<u>Foul and Surface Water Drainage</u>		

	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm Sewer - Combined Sewer It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. <u>Adoption of Sewerage System</u> If the applicant proposes to offer a new on-site drainage and pumping station for adoption as part of the foul public sewerage system, this would have to be designed and constructed to the specification of Southern Water Services Ltd. A secure compound would be required, to which access for large vehicles would need to be possible at all times. The compound will be required to be 100 square metres in area, or of some such approved lesser area as would provide an operationally satisfactory layout. In order to protect the amenity of prospective residents, no habitable rooms shall be located within 15 metres to the boundary of the proposed adoptable pumping station, due to the potential odour, vibration and noise generated by all types of pumping stations. The transfer of land ownership will be required at a later stage for adoption.
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Site Visit:	Yes ☒	No ☐
Details: 15 th March 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, S2 and S8; and Development Management policies DM1, DM11, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; The Botley conservation area appraisal

Assessment:
The application site contains a 1960's bungalow with a single garage, pump room and a detached garden shed within the front garden. The property lies on the eastern boundary of zone 4 of the Botley Conservation Area and is located on Donkey Lane (a private,

unmade track accessed from Winchester Street, in a residential area of Botley). This lane serves a small number of residential properties of varying forms, scales, designs, and periods. The current proposal is a simplified version of the previous permission H/23/95032, seeking approval solely for the construction of a double garage to replace the existing garage, pump room, and shed, along with the construction of an underground private (foul) pumping station within the front garden. Departing from the previously approved brick structure with a clay tile roof, the current scheme proposes a weather-boarded timber garage on a brick base, topped with a natural slate roof. During the site visit, it was noted that the garage, pump room, and shed had already been demolished.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable. However, the acceptability of any proposal would be dependent upon consideration of the design and impact upon the wider surrounding conservation area, as well as the impact upon neighbouring amenities, assessed against the relevant planning policies and supplementary guidance requirements.
- As the application site falls within the Botley Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

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 application property is located along a private lane that exhibits a range of architectural styles of different periods. In this aspect, the proposed development could be considered to reflect the evolving character of the lane. Furthermore, this lane is a narrow and private track with a small number of properties along it and therefore the application site itself is largely screened by other properties, any new developments at the site would not be visible from Winchester Street. There is no detrimental impact on the street scene.
- The original ancillary structures comprise a disparate collection that does not contribute positively to the overall quality of the conservation area. As such, the proposed development is considered to enhance this particular corner of the area.
- In contrast to the previously approved brick structure with a clay tile roof, the new design features a weather-boarded timber structure on a brick base, complemented by a natural slate roof. This choice not only reduces the overall weight compared to clay tiles but also aligns well with the architectural context of Botley. Moreover, the simplicity and quality of natural slate roofing are considered to elevate the visual appeal of the area, resulting in an enhancement of the Botley Conservation Area.
- Although the proposal will introduce contemporary tiles to the host dwelling rather than traditional plain ones, the alignment of the roof's ridge with that of the host structure will establish a closer visual relationship, mitigating the disparity in materials. Importantly, the Built Heritage Consultant has raised no objections to the proposal, indicating that it has no adverse impact on the surrounding historic context.

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 replacement garage is single storey and would be located on a similar footprint to the existing outbuildings. In view of this and due to its nature, it is unlikely to impact on the amenities of neighbouring properties. No objections have been received from any neighbours during the consultation period.

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.
- The application site falls within an amber risk zone for great crested newts, with nearby records of bats, and its proximity to the River Hamble is less than 50 meters. As such, the council's Ecologist has been consulted as part of this application. Initially, it was advised that these buildings could potentially provide habitat for nesting birds or roosting bats, and the garden area might serve as terrestrial habitat for great crested newts. Accordingly, a Construction Environmental Management Plan (CEMP) and precautionary working methods were requested. However, given that the buildings have already been demolished since the previous approval, such measures may not be necessary. Additionally, it has been confirmed by the Tree Consultant that the proposed soakaway will not be detrimental to the trees and shrubs. On balance, the proposal is deemed acceptable, but some biodiversity enhancements will be recommended and included in the decision notice.

Trees and landscaping

- The proposed new soakaway is shown within the root protection zone of the trees and shrubs along the site boundary, and therefore the Council's Tree Consultant has been consulted as part of this application. Following a review of the proposal, it is advised that none of the trees along the eastern border are significant from an amenity perspective. The Council's Tree Consultant has no objections regarding the proposal.

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 existing dwelling incorporates a single garage that is considered not large enough to accommodate a modern family car. As part of the proposals, the existing garage and outbuildings are to be replaced by a double garage to provide two functional covered parking spaces. Parking space for 2 cars will still be retained on the front driveway. As such, it is considered that the proposals will increase the amount of usable car parking by 2 spaces, thereby improving the parking arrangements.

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:

- In an ecological perspective, while not ideal, the current application represents a simplified version of the previous permission H/23/95032, with the buildings already demolished. Approval is recommended subject to the incorporation of biodiversity enhancements to mitigate potential harm to the environment.

Recommendation:

PERMIT ☒

REFUSE ☐