

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97077**Site Address:** WHITE OAKS, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8AT**Case Officer:** Rachael Morris**Description:** Detached outbuilding to front of property

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|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• SGN Gas Pipeline Medium Pressure</li> <li>• Within the urban edge</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                      | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• T/30775/001/00 - Felling of One Oak Tree on Northwest Boundary of Oaks – Refuse – Oct 1990</li> <li>• T/30775/002/00 - Lopping of Oak Tree in The Garden of No.1 Ashley Court – Refuse – Aug 1995</li> <li>• H/20/89345 - Two and single storey side and single storey rear extension – Permit – Apr 2021</li> </ul> |                                                |                                    |

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| <b>Publicity:</b>            | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| <b>Representations:</b>      | <b>1 Ashley Court. Support.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| <b>Parish Council:</b>       | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                           |
| <b>Ecology:</b>              | <p>From the photos on Google maps the front of the house is completely devoid of vegetation and may be partially paved. The aerial photo shows some structures, and the street view photo does not, so it is not clear to me whether work has already started.</p> <p>Surface water drainage information must be provided with this application. The consultation response from Southern Water states that there are no public surface water sewers in the area. What is the existing surface water drainage system for the house? If there is a working soakaway for the house then it is likely that a soakaway can be used for the surface water drainage from the roof of this outbuilding, with the location to be a minimum of 5 m from any built structure. This must be provided before determination to ensure that appropriate drainage will be available on site.</p> <p>I don't think construction of the outbuilding will affect habitat for protected species, however biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF paragraph 180. A bat box and a swift nest box may be appropriate for this site but may need to be installed on the main house rather than on the outbuilding to achieve the aspect, elevation and flight paths needed by these species.</p> |                                             |                                           |
| <b>Southern Water:</b>       | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                             |                                           |
| <b>Southern Gas Network:</b> | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 12/04/2024 |                                                |                                    |

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| <b>Policy:</b> |
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## 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, DM11 and DM14.

### Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals – Bursledon, Hamble-le-Rice and Hound (BHH 15).

### Assessment:

The development has been considered against policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

#### Principle

- The development is within the urban edge where the principle of development is acceptable.
- Character Area Appraisal BHH 15 states new development should retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill; maintain the importance of the views east to Providence Hill; maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
- Policy DM1 states all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents, the character and appearance of urban areas and biodiversity; 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area.

#### Design and layout

- The proposal is forward of the principal elevation and although the front drive is bounded by some planting, a brick wall and a vehicular gate, this is not sufficient to mitigate against any potential harm to the character of the area.
- The council's Quality Places SPD states that garages should be in line with or behind the front of the house. It is recognised that in this circumstance this could not be achieved as the plot is narrow, however, the proposal is still set at quite a distance from the main house and would therefore be read separately to the main dwelling in a prominent location adjacent the main road.
- The Character Area Appraisal for BHH 15 states development should maintain the predominant deep building setbacks. The detached garage would sit significantly forward of the established building line and therefore interrupt the deep building setbacks seen in the locality. This would introduce an incongruous and uncommon feature to the street scene.
- The garage has been designed to try and be sympathetic to the site, with features such as the hipped roof. However, this does not completely mitigate its overall size and prominent position set in front of the building line which would disrupt the existing strong character of the road.
- There are limited examples of this scale of out-building in the forward position in the immediate street scene and its introduction would be highly prominent and against the prevailing character of the area as set out in Character Area Appraisal

BHH 15. In conclusion the proposal fails to meet the standards of policy DM1 of the Local Plan and Quality Places SPD.

Other material considerations

- The council's ecologist had requested surface water drainage information and biodiversity enhancements in the event of a recommended permission. As a permission has not been recommended and due the lack of this information within the planning application process, this forms two reasons for refusal. However, these could be overcome with the submission of appropriate information to the satisfaction of the council's ecologist.
- 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:**

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| Recommendation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>PERMIT</b> <input type="checkbox"/> | <b>REFUSE</b> <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"><li>• The proposed development due to its siting would create an incongruous feature at odds with the appearance of the house and neighbouring properties, and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's Quality Places Supplementary Planning Document and Character Area Appraisals (BHH15) Supplementary Planning Document.</li></ul> |                                        |                                                   |

- Insufficient information has been provided to demonstrate sufficient surface water drainage can be achieved on site and as such is contrary to Policy DM6 of the Eastleigh Borough Local Plan 2016-2036.
- Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.