

DELEGATED OFFICER REPORT

Application Ref: H/24/97067

Site Address: 71 RUSKIN ROAD, EASTLEIGH, SO50 4JW

Case Officer: Claire Campbell-Best

Description: Replacement wooden single garage with brick double garage

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/04/51154	Single storey rear and two storey side extensions	Refuse – 22/09/2004

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Boyatt Wood Parish Council:	No objection		
Ecology:	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/04/2024 – Photographs on file		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Eastleigh Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a two storey semi-detached dwelling on the northwestern side of Ruskin Road and is situated on a corner plot. There is vehicular access and a hardstanding driveway which leads to a detached single garage located in the southeastern corner of the plot. The surrounding area is residential in nature and features properties of a similar age and design. <u>Proposal</u> This application seeks permission to replace the existing detached wooden single garage with a detached brick double garage. The proposed garage would be sited in the same location as the existing garage but would have a larger footprint and height. The garage would have a pitched roof and would measure approximately 5m in width, 6.8m in depth

and would have a height of up to 3.3m (2.2m to eaves). The proposed garage would be used to store vehicles and provide a workshop area. This would be finished in red brickwork and would have wooden swinging vehicular doors and an access door to the side (northeast) elevation.

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

- The design of the detached double garage is suited to the host dwelling in terms of its form, scale and appearance. It would replace the existing garage which is in a state of disrepair. The proposed materials would be more in keeping with the brickwork seen in the locality.
- The garage would be visible within the street scene however as the existing garage has been in place for several years and is accepted built form. The proposal would continue to be set back from the road and not considered a prominent feature. As such, the development would blend into the street scene, with the property remaining to be the main feature of the corner plot.
- It is acknowledged the proposed garage would be larger than what is existing, however, it is still considered a subservient addition to the host dwelling.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the adjoining neighbours, 69 Ruskin Road to the southwest and 1 Addison Road to the northwest.
- The proposed garage would be sited right up to the boundary shared with no. 69 much like the existing garage. While the garage would have an increased height, due to the proposed roof form, the roof would slope away from this neighbour. The proposed eaves height would be slightly higher, but this is not considered to impact upon the amenities of this neighbour to a detrimental degree. Furthermore, the main primary rear facing windows to no. 69 are suitably distanced away from the proposal. As such the outlook and light received to these windows would not be impacted upon.
- Due to the orientation of no. 69, the rear garden is northwest facing, the proposed garage is not expected to reduce the light received to the garden during daylight hours.
- With regards to the neighbour at 1 Addison Road, the proposed garage would also be located right up to the shared boundary and towards the end of no. 1's rear garden, suitably distanced away from the main dwelling and private amenity space. Due to the location of the proposal, it is not considered to impact upon the amenities of this neighbour.
- The applicant has confirmed the proposed garage will be used for vehicle storage and a workshop area which would be ancillary to the host dwelling. In order to protect the residential area, a condition will be applied to ensure the garage cannot be used for business, commercial or industrial purposes or as an independent residential unit.
- In summary, 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 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 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, 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 reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐