

DELEGATED OFFICER REPORT

Application Ref: H/24/97026

Site Address: 1 TORRE CLOSE, EASTLEIGH, SO50 4RS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of Carport

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/29267/001/00 - Erection of car port and construction of pitched roof to front dormer - Permit - 10/09/1987 • Z/29267/002/00 - First floor extension over car port - Permit - 03/02/1994 • H/22/93974 - Conversion of carport to single storey habitable accommodation. - Permit - 14/12/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 12 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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 32)

Assessment:
The application property is a late 20th-century two-storey detached dwelling located on the northern edge of Eastleigh. The dwellinghouse itself is finished with red facing brickwork on the ground floor level and dark grey timber cladding on the first-floor level. Surrounding the property is a residential area predominantly comprised of 1970s/80s detached developments. Initially, a two-bay carport was attached to the host dwellinghouse. However, it obtained planning approval in 2022 for conversion into a single-storey habitable accommodation, a conversion that has already been completed, as observed during a recent site visit. The current application seeks planning permission for

the construction of a replacement carport in front of the original structure, intended to provide shelter for a wheelchair-accessible vehicle with a ramp, along with space for another vehicle. Pre-application advice has been previously sought for this proposal.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Layout, design, and impact upon the character of the area

- 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 existing front garden provides sufficient space to accommodate the replacement carport without resulting in overdevelopment.
- Situated within a small close, the property's limited prominence within the wider street scene mitigates concerns regarding the proposal's visual impact. Moreover, the proposed carport will feature an open design, characterised by its visually lightweight nature. This design approach can effectively avoid the introduction of a visually intrusive or bulky addition to both the host dwelling and the surrounding area, thereby maintaining a sense of spaciousness.
- As advised during the pre-application stage, the carport should adopt a darker colour palette to minimise disruption to the street scene. It has been confirmed by the agent that the carport will incorporate materials such as roof flat felt, steel posts, and roof beams painted in a dark grey hue, with fascias to be finished in timber or timber-effect cladding. These proposed design elements align closely with the recommendations provided in the pre-application response, further enhancing the visual compatibility of the proposed development.

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.
- Given the nature of the proposal and the separation distance from any adjacent neighbours, it is not anticipated that the proposed carport will have adverse impacts on neighbouring amenity in terms of loss of light, loss of outlook, or loss of privacy.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

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.
- While the carport will encroach upon some spaces within the front garden, it is capable of providing at least one functional covered parking space. Therefore, it is considered that the proposed carport will not significantly impact the existing car 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:

- Permit subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐