

DELEGATED OFFICER REPORT:**Application Ref:** X/24/97195**Site Address:** 185 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JH**Case Officer:** Clare Martin

Description: Variation of condition 11 (parking provision) of planning permission F/21/92125 for the construction of a replacement four-bedroom dwelling to provide three spaces on the driveway and allow the garage to be used as incidental to the dwellinghouse.

Particular Site Constraints?	Yes ☒	No ☐
• Within Built-up Area Boundary • Within Established Residential Area • Within Flood Zone 2 & 3 • Within EA Main River Buffer • Adjacent to Ordinary Water Course • Not Within Chandler's Ford Character Area Appraisal		

Planning History?	Yes ☒	No ☐
• F/21/92125 - Demolition of existing bungalow (retrospective) and construction of replacement four-bedroom dwelling (part retrospective) – Permitted (May 2022) • F/21/90385 - Demolition of existing bungalow (retrospective) and construction of replacement four-bedroom dwelling (part retrospective) – Refused (October 2021) • F/20/88376 - Construction of 1no. four bedroom dwelling (part retrospective) – withdrawn by applicant (January 2021) • F/17/81763 - Construction of 1no. four bedroom dwelling, following demolition of existing dwelling – Permitted (May 2018)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Carried out April 2024		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development) & DM14 (residential parking standards)

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The planning application for the new dwelling received permission in May 2022, with condition 11 requiring a minimum of three car parking spaces (including the garage) to be provided on the site before the development is dwelling is occupied.

The Applicant now wishes to use the garage flexibly (as incidental to the dwellinghouse) rather than having to use the garage for car parking. A supporting statement with photographs has been provided to demonstrate that three cars are able to fit comfortably on the driveway at the front of the house. This accords with the Council's residential parking standards SPD.

Other Considerations

The development is considered acceptable and complies with planning policy in that:

- The site is within the urban edge where the principle of development is acceptable.
- The proposal will not alter the vehicular access arrangements off Hursley Road and so is not considered to impact upon highway safety.
- The proposal retains the approved garage door and so will not result in any further external alterations to the existing dwelling.
- The proposal 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.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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, development plan and emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...