

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97098

**Site Address:** GLEN HOUSE, CHURCH HILL, WEST END, SOUTHAMPTON, SO30 3AT

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Construction of a detached car port at the front of the site

|                                                                                                                                                            |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <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>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Tree Preservation Order(s)</li></ul> |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/15214/000/00 - Detailed plans of houses, garages, flats and car ports - Permit - 03/09/1974</li><li>• F/14/74040 - Erection of two &amp; three storey side extension, associated alterations, formation of front &amp; side boundary treatment &amp; formation of garage, following demolition of existing garage - Permit - 28/04/2014</li><li>• H/19/85869 - Erection of a 1.8m close board fence to reduce road noise inside our boundary on Church Hill road – Withdrawn - 22/08/2019</li><li>• H/21/91339 - Erection of glass veranda carport - Permit - 03/11/2021</li></ul> |                                                |                                    |

|                   |                                                     |                                             |                                           |
|-------------------|-----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments were received.                          |                                             |                                           |
| Parish Council:   | No comments were received.                          |                                             |                                           |
| Tree Consultant:  | No arboricultural objection, subject to conditions. |                                             |                                           |

|                                      |                                                |                                    |
|--------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 23 <sup>rd</sup> April 2024 |                                                |                                    |

|                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 6)                                        |

|                    |
|--------------------|
| <b>Assessment:</b> |
|                    |

Glen House is situated on the northeast side of Church Hill, occupying a substantial plot within the locality. The site is filled with numerous trees, some of which benefit from protection under Tree Preservation Orders (TPOs). Access to the property is shared with the neighbouring property, Glen Lea, requiring passage through this adjacent property to access Church Hill. The surrounding area is predominantly residential, characterised by detached dwellings varying in styles and characteristics. The current application seeks planning approval for the erection of a three-bay carport at the front of the property. The proposed carport will be constructed using timber and will feature a tiled roof.

### **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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 6) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the grass verges and the mature broadleaved tree planting on the western edge of Swaythling Road.
  - ii) Mitigate the effects of the heavy vehicular traffic on Swaythling Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
  - iii) Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels of on-plot planting.

### **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 proposed design of the carport is considered relatively standard, with the use of timber materials anticipated to provide it with a lightweight appearance, facilitating its seamless integration into the surrounding tree-filled environment.
- Although it is a three-bay structure situated in front of the application property, the site offers sufficient space to accommodate this size of development without causing a sense of congestion.
- The site's lower elevation relative to Church Hill, combined with the presence of numerous trees along the front boundary, mitigates the visibility of the carport from the street scene. Since those trees are TPOs and require consent for removal, it is expected that they will continue to provide screening for the carport over the long term. While neighbouring property (Glen Lea) may catch glimpses of the carport, it was observed during the site visit that hedges along the side boundary, which separated both properties, provide partial screening, thereby minimising its prominence.

### **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.

- Based on the provided information, the carport is intended solely to provide a covered shelter for vehicles, rather than for any other purpose that could potentially lead to noise or other disruptions for adjacent neighbours. As a result, it is considered that the impacts on residential amenities will be minimal.

### **Trees and landscaping**

- Given the proximity of the carport to the trees protected by Tree Preservation Orders (TPOs), the council's Tree consultant was consulted as part of this application process. Following a thorough review of the submitted tree survey, no arboricultural objections were raised. However, approval is subject to two conditions.

### **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 occupy space within the existing parking area, its primary function is to provide covered shelter for vehicles. Therefore, it is not anticipated that any parking spaces will be lost due to the installation of the carport.

### **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** ☐