

BHH – Bursledon, Hamble and Hound Local Area Committee Thursday 8 July 2023.

Application Number: F/23/94930
Case Officer: Alex Webb
Received Date: 23rd March 2023
Site Address: Barncroft, Farm Close, Hamble-le-Rice, SO31 4RZ
Applicant: Magnus & Cailah Leask
Proposal: Conversion of boat storage building to form 1.no one bedroom dwelling including provision of vehicle parking, amenity space and landscaping; cycle and refuse storage facilities, construction of 1.7m high boundary wall and retention of 2m high boundary hedge (Revision of F/22/93701).

Recommendation: Subject to:

Securing outstanding contributions towards the Solent Recreation Mitigation Strategy and New Forest Recreational Strategy.

To Delegate back to the Service Director of Planning and Environment in conjunction with The Chair, Vice Chair and Ward Councillors to GRANT PLANNING PERMISSION with the following conditions:

CONDITIONS AND REASONS

1. The development hereby permitted shall be implemented in accordance with the following plans referenced: 20-3198-110 Rev P9, 20-3198-111 Rev P8, 20-3198-112 Rev P7, 20-3198-113 Rev P1 & 8371/01
Reason: For the avoidance of doubt and in the interests of proper planning
2. The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The development hereby permitted shall not commence for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 28(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England
4. No materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building, unless otherwise stated on the approved plans.
Reason: To ensure a satisfactory visual relationship between the new development and the existing in order to preserve the character and appearance of the Hamble Conservation Area.

5. The development hereby permitted shall not be occupied until a bat box, bird box and hedgehog home have been installed on the site, in accordance with the enhancements section of the Preliminary Ecological Assessment by ecosupport, dated 15th December 2022 unless alternative measures are first agreed in writing by the LPA.
Reason: In the interest of biodiversity.
6. The development hereby permitted shall not be occupied until evidence that the dwelling has a predicted mains water consumption of no more than 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority.
Reason: To provide adaptable and sustainable dwellings
7. The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.
Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.
8. The development hereby permitted shall not be occupied until the parking space, cycle and bin storage and garden has been provided in accordance with the approved plans. The parking area shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.
Reason: To make provision for off street parking for the purpose of highway safety.
9. No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
10. Any maintenance of vegetation on site must take place outside of the bird nesting season (typically between 1st March and 31st August, dependent on weather). If this is not possible, the area to be cleared must be checked by a suitably qualified ecologist immediately prior to clearance. If any active nests are

found, they must be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged and left the nest.

Reason: To avoid disturbance of breeding and nesting birds or damage to their nests.

11. The existing hedge along the south and east site boundary (as marked on the approved site layout plan drawing 20.3198.112 Rev P7) shall be retained at a height of at least 2m for the life time of the development.

Reason: To protect the privacy and residential amenity of the occupiers of the dwelling and to preserve the character and appearance of Hamble Conservation Area.

12. Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To maintain a good quality environment

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Report:

This application has been referred to Committee because Councillor [REDACTED] lives close to the application site.

Description of Application

1. The application is to convert the existing storage building into 1 no. one bedroomed dwelling with a garden on the western side next to Farm Close.
2. This application follows a previously refused application for a similar development. The revised proposal includes a single parking space within the rear courtyard and bin and cycle storage for the new dwelling. The mechanically operated security barrier at the entrance to the rear courtyard is to be removed.

3. The height of the existing boundary wall, north of the proposed bin/cycle store and near the entrance/exit into the site, is to be increased to 1.7m.

Site Characteristics and Character of the Locality

4. The site is a single storey building located at the western end of a terraced row of 5no. two storey houses. The application building was originally constructed as the bin/ cycle store for the properties at Admiralty Walk. Along the northern edge of the building is the access to a small rear car parking area, with garages for some of the neighbouring dwellings. In front of the building is an overgrown area enclosed by high hedging along its boundary with Farm Close.
5. The site is within an existing residential area on the outer edge of Hamble Conservation Area. To the immediate south of the site is a key pedestrian route into Hamble Village Centre.

Relevant Planning History

6. The current proposal follows a number of refused applications (and a certificate of lawfulness) to convert the existing storage building into various alternative uses. The most relevant planning applications relate to converting the existing building into an independent dwelling and a summary of the last application is provided below:

Planning Application F/22/93701 (one bed dwelling)

7. The last application was for the conversion of the existing storage building into 1no. one bed roomed dwelling with a garden on the western side next to Farm Close. It included two car parking spaces within the rear courtyard and bin and cycle storage.
8. The application was refused as it was considered to be harmful to the living conditions of future occupiers, by reason of noise, disturbance and vehicle emissions.

Full Planning History

Reference	Description	Decision
Z/38314/002	Construction of garaging, cycle store, bin store and access from Farm Close, provision of garaging and access off Satchell Lane and alterations to cycleway	Permitted (July 04)
F/05/53763	Re-siting bin and cycle store	Refused (June 05)
F/07/59787	Conversion of storage building to form 1no. two bed dwelling	Refused (June 07) Appeal Dismissed
F/08/62246	Change of use from storage building to class D1 usage	Refused (April 08)
F/08/62245	Change of use from storage building to class B1 usage	Refused (April 08)
F/08/62244	Change of use from storage building to class A2 usage	Refused (April 08)
LDC/19/86058	Lawful Development Certificate for existing use as a private storage of boats and equipment.	Certificate not issued (Sep 19)
F/18/84270	Change of use from storage to two bedroom dwelling with associated parking and amenity space	Refused (Feb 19)
F/20/88507	Change of use from storage building to 1no. one bedroom dwelling	Refused (Nov 20) Dismissed at Appeal (April 21)
F/21/91243	Conversion of boat equipment storage building to form self-contained 1 bedroom dwelling	Refused (Sep 21)
F/22/92654	Conversion of boat equipment storage building to form self-contained 1 bedroom dwelling	Refused (Apr 22)

Reference	Description	Decision
F/22/93701	Conversion of boat storage building to form 1no. one bedroom dwelling with car parking, amenity space, cycle and bin storage, landscaping and boundary treatment (revision of refused planning application F/22/92654).	Refused (Jan 23)

Representations Received

9. Four letters of objections have been received, which are summarised as follows:

Highways, Access and Parking

- additional traffic flow – occupiers/visitors/delivery vans
- adverse implications on local parking
- pedestrian safety on Meadow Lane towards Liberty Row
- tunnel like entrance hazardous
- rear parking difficult to negotiate
- increase in traffic to Hamble village.
- parking provision inadequate in terms of manoeuvrability and access to existing garages - even with reduction to single allocated space.
- junction of Meadow Lane and Farm Close – dangerous and developing another residential dwelling near junction will add to problem

Residential Amenity and Noise

- traffic pollution - detriment to air quality
- unsightly storage of bins
- proposed dwelling does not offer good living or outside place
- original development of Admiralty Row provided for disabled drop off point in courtyard area, for use by all the properties in Admiralty Row - this amenity not available to residents.

Impact on Character of the Area

- over development
- impacts on Conservation Area
- dwelling has no architectural value and adds nothing to this area.

Other Matters

- application ignores original planning consent
- number of planning applications no real change of design
- attitude towards local residents
- unnecessary development
- usage should be as originally intended
- bins forced to be located on a shared right of way - in the public realm
- strain on the local infrastructure.
- Set precedent - detrimental effect on this part of the village

- internal space limited

10. One letter of comment has been received, which is summarised as follows

Comment

- reduces number of allocated parking spaces - adequate for small dwelling close to Hamble Square car park
- encourage owner to clear/clean up the courtyard area
- removal of inappropriate and hazardous bollards and signage welcome
- removal of the "mechanical" gates – to be carried out properly to ensure unsightly metal frame, barbed wire, metal posts etc are removed without structural damage to underpass/garage access area.
- a party wall agreement/award would need to be made before construction begins
- proper survey carried out to avoid issues with plumbing/drainage
- concern about the rear gate/step - residents need to be cautious about stepping out into path of oncoming vehicles exiting/entering the garages - more detail is needed on this aspect of the application
- none of the adjacent hedgerow/green space belonging to EBC is disturbed (birds nesting)
- As property in Hamble Conservation Area - imperative building remains one storey so fabric and integrity of Conservation Area is not marred or disturbed.

Planning Officer Response

11. The objections raised are noted and will be considered in the assessment section along with the following responses:

- The Local Planning Authority has a duty to consider all planning applications submitted against the prevailing planning framework.
- The planning considerations do not include protection of a legal right of way, which has been secured under separate legislation.
- Planning decisions cannot take into account the volume of objections (only the content of the objections letters) nor the number of refused planning applications (if the previous reasons for refusal have been addressed).

Consultation Responses (summarised)

Environmental Health - Comment

12. The planned layout appears similar that seen before. This locates the bedroom away from the hammerhead vehicle turning area as was a concern to the planning inspector in the past. If there is to be no mechanical equipment, we would not require a condition for compliance with the Council's noise limit.

Built Heritage Consultant - No objection

13. No Objection and the proposed tree will enhance both the occupational qualities of this property and the immediate locale on this boundary of the Hamble Conservation Area.

Ecology – No objection

14. In the submitted Preliminary Ecological Appraisal by ecosupport (December 2022) three potential bat roost features were identified, giving an assessment of low bat roost potential. Emergence surveys are not required as the proposal does not involve any works to the roof. The hedge was assessed to have low potential for breeding and nesting birds. The report notes that the current proposals do not involve direct work to the roof. Adding loft insulation does not usually disturb bats nesting under roof tiles as the work would be done within one day. Internal works do not require planning permission. Conditions recommended.

Natural England – Objection

15. The Council's Habitat Regulations Assessment has been reviewed by Natural England, who consider that the proposal will have adverse effect on the integrity of the New Forest Special Protection Area (SPA), Special Areas of Conservation (SAC) and Ramsar site by way of increased recreational disturbance. This is because the Applicant intends to use the Eastleigh Borough Council Interim Mitigation Strategy to address recreational impacts, which has not been approved by Natural England.
16. The Applicant also intends to use the Eastleigh Borough Council's nitrate mitigation scheme and the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent to mitigate for the increased levels of nitrates and recreational disturbance caused by the development, which affects the Solent Special Protection Area. These mitigation schemes are acceptable.

Hamble Parish Council - Objection

17. The Committee recognises the need for smaller units of accommodation in Hamble and acknowledge the steps taken by the applicant to address issues of amenity. None the less the Committee remain opposed in principle to the conversion of what was designed as a store for adjoining premises being converted into residential accommodation. When the scheme was designed it was seen as an integral part of the proposal and not promoted as housing given the overall development and density of the site. The committee remains of the view that it is overdevelopment and would compromise the aesthetic of the conservation area that it adjoins as it believes in the long term that issues such a waste disposal will end up in the public realm. The Council request that the application is considered by the Local Area Committee not by officer delegation given the documented history of the site and the local objections.

Hampshire County Council Highways

18. In regard to application F/23/94930, as the application is for 5 dwellings or less, there is no required change of vehicle access onto the highway, and the development does not access directly onto a classified road, HCC's Highway Standing Advice should be referred to in the first instance.

Policy Context and Designations Applicable to Site

- Within Built-Up Area Boundary
- Within Established Residential Area
- Within Hamble Conservation Area
- Within Solent Mitigation and Disturbance Zone
- Within New Forest Mitigation and Disturbance Zone

Eastleigh Borough Local Plan (2016-2036)

Strategic Policies

- S1 (Sustainable Development);
- S2 (Promotion of New Development);
- S3 (Housing Locations);
- S8 (Historic Environment).

Development Management Policies

- DM1 (General Development Criteria);
- DM2 (Environmentally Sustainable Development);
- DM3 (Adapting to Climate Change);
- DM8 (Pollution)
- DM10 (Water and Waste Water);
- DM11 (Nature Conservation);
- DM12 (Heritage Assets);
- DM13 (Transport);
- DM14 (Car Parking);
- DM23 (Residential Development in Urban Areas);
- DM29 (Dwellings with Higher Access Standards);
- DM30 (Internal Space Standards).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Environmentally Sustainable Development (March 2009);
- Biodiversity (December 2009);

Planning Policy Framework

19. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the

determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5-year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies.

20. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

Planning Practice Guidance

21. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

22. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

23. While the building was originally intended to store bins and cycles for the Admiralty Row dwellings, it has not been in this use for an extended period having been used for boat equipment storage since 2010. The Local Planning Authority had previously argued that the loss of the communal storage facility resulted in bins being left out on the pavement detrimental to the character of the Conservation Area (*under application F/20/88507*). However, the Appeal Inspector dismissed this argument concluding that the residential change of use would not affect the current situation as there is no reasonable prospect of this building being used for bin and cycle storage in the future.

24. The site is located within the urban edge where the principle of the residential conversion is acceptable, providing the development accords with the relevant planning policies. The proposed residential conversion would also make a more efficient use of the site, which is within a sustainable location next to Hamble village centre. In this regard the proposal is in line with Policies DM1 & DM23 of the Eastleigh Borough Local Plan and the provisions of the National Planning Policy Framework.

Living Accommodation

25. The last four planning applications were to convert the building into a one bedroomed property. Three of those planning applications were refused due to the poor quality living accommodation caused by the position of the bedroom, which is the most noise sensitive room as the new residents will require a quiet space to sleep.
26. The first application located the bedroom on the dwelling's northern side next to the entrance to the parking courtyard and so would have been affected by vehicular noise from other residents accessing their garages within the parking courtyard. The next application located the bedroom on the southern side of the dwelling next to the Farm Close turning head and so would also be affected by vehicular noise. The next application located the bedroom in a new first floor area created in the building's eaves, which was cramped and prone to overheating in the summer.
27. The last application addressed these issues by positioning the bedroom in the middle of the single storey dwelling, away from external noise sources and providing a reasonable sized room. While the kitchen / diner is next to the courtyard entrance and the living area next to the Farm Close turning head the use of these rooms would be less affected by vehicular noise.
28. The current application also proposes the bedroom in the same location. New sound proofing in the form of wall lining to the existing kitchen wall (adjacent to access / undercroft) is proposed in accordance with the submitted acoustic consultants report to mitigate against potential noise impacts. The removal of a parking space and the mechanically operated security barrier at the entrance to the rear courtyard forms also part of the proposal in order to reduce the noise generated by any idling vehicles.
29. The proposed dwelling has an internal floor area of 65m² and comfortably meets the requirements of Policy DM30 and the nationally described space standards. The dwelling's main windows face west onto its own garden and while the extra lounge and bathroom windows on the southern elevation look over a public landscaping area these could be obscure glazed should the new residents decide they want extra privacy.

30. The proposed garden is of an acceptable size (at least 60% of the dwelling's floor space as set out in Quality Places SPD) and is reasonably private being surrounded by a high hedge/ brick wall. While the garden is located next to Farm Close, it is not uncommon to find this arrangement within residential areas.
31. Overall, the proposed dwelling is considered to create a reasonable living environment.

Character and Appearance:

32. The site is located within the Hamble Conservation Area where a higher level of design is required in line with Policy DM12. The proposed residential conversion requires very little changes to the external appearance of the building, apart from minor alterations to fenestration and a new entrance (raised step and rail) that is tucked away in the rear parking courtyard.
33. The proposal would result in an additional dwelling in an urban area characterised by high density residential development. A single dwelling on this site would result in a density of approx. 53dph and this is similar to the existing density evident in nearby Admiralty Row (approx. 58dph) and Farm Close (approx. 60dph). The proposal is therefore considered to fit with the pattern and relates well to the surrounding area.
34. The high hedge around the garden boundary is already present on the site and the proposed high brick wall along the northern side is for a short section of the garden and will fit in with the existing street scene.
35. As such the proposed residential conversion will not result in significant changes to the current appearance of the site and will preserve the character and appearance of the Hamble Conservation Area.

Access, Parking and Transport Matters:

36. The proposed dwelling will use an existing car parking space in the rear courtyard, which belongs to the Applicant. The residential use of the dwelling will likely result in a small increase in vehicular movements, compared to the existing storage use.
37. The increase in the height of the existing boundary wall to 1.7m high is not considered to have any impact in terms of visibility. The nearest part of the proposed wall (to the highway) is level with the hedge which is already at a height above that of a driver's eye level. Whilst standard visibility splays are measured from a point 2.4m into site, in low level traffic situations such as this (dead end cul-de-sac), this can be reduced to 2.0m accordingly. Measuring from plans, the position of the wall is set back beyond 2.0m from the carriageway edge, and as such would not impede a visibility splay. As such, the wall would not add to any

visual obstruction when compared to the existing situation, when looking left (south) exiting the site.

38. The amount of parking provision has been reduced to that previously proposed and would no longer meet the parking requirements as set out in the Residential Parking Standards SPD as one parking space is proposed as opposed to two. However, the site is located in a sustainable and accessible location, close to a public transport network and therefore a lower parking threshold would still be acceptable in this instance.
39. The proposal is for a single dwelling and as such will have a negligible impact on existing infrastructure. The proposal uses an existing vehicular access and car parking space. The parking space is located within the rear courtyard where there are already other garages accessed from this space. The means of egress leads onto Farm Close where there are also further garages and access points. The small increase in vehicular movements would not therefore have an unacceptable impact on adjoining residents given. Furthermore, the restricted size of the courtyard means that vehicles will have to manoeuvre at low speeds and so would not pose a significant risk to other courtyard users. The proposal is therefore not considered to pose an unacceptable highway safety risk.

Residential Amenity

40. The proposed residential conversion involves no extensions or significant alterations to the existing building. The property's main windows face onto its own garden or the adjacent footpath. It is therefore considered that the proposal will not have an unacceptable impact on the amenity of existing residents by way of a loss of light, outlook or overlooking.

Ecology

41. A preliminary ecological assessment has been undertaken, which identified three potential bat roost features in the roofline. However, the property was assessed as having a low potential for roosting bats and as the proposal does not involve work to the buildings roofline no further surveys are required. The site was also assessed as having a low potential for breeding and nesting birds. No objection has been raised by the Council's Ecology Officer.
42. The preliminary ecological assessment also recommends that a bat box, bird box and hedgehog home are incorporated into the development, and these biodiversity enhancements will be secured via a planning condition.

Impact on the Special Policy Area

Nitrates

43. Natural England have advised that the increase in wastewater from new housing developments within the borough is having a detrimental effect on the quality of water entering the Solent catchment area through nitrification. As such all development for additional housing are required to reach nutrient neutrality (ensuring that development does not add to existing nutrient burdens), in order to meet the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposed development is required to achieve nutrient neutrality for nitrogen.
44. To mitigate for the increase in nutrients the developer intends to purchase credits from the Eastleigh Borough Council scheme, which takes land out of agricultural uses and creates recreational spaces thus reducing the nutrient output of the land. The developer will need to provide evidence of this mitigation via a pre-occupation condition.

Recreational Disturbance

45. The site is within both the 5.6km catchment area for the Solent Special Protection Area and Ramsar Site and the 13.8km catchment area for the New Forest Special Protection Area. It is recognised that new housing developments within these catchment areas are likely to result in additional visitors to these protected sites. In order to mitigate for this impacts the developer has agreed to pay a contribution towards the Solent Recreation Mitigation Strategy (which manages visitors to the coastline) and the Council's New Forest Mitigation Strategy (which provides Suitable Alternative Natural Green Spaces within the borough and funds a ranger post in the New Forest National Park). Contributions for the previous application (F/22/93701) have been paid and the applicant is intending to pay the difference following the April 2023 rate increase. This payment is received to date, and the outstanding amount will need to be paid upfront before planning permission could be issued.
46. A habitat regulations assessment appropriate assessment has been undertaken by the Local Planning Authority for the proposed development, which outlines the likely impacts on the special protection areas and proposed mitigation. This has been reviewed by Natural England and an objection raised as Natural England has not approved the Council's Interim Mitigation Strategy. A dialogue is continuing between the two organisations, however the Local Planning Authority, as competent authority, consider that this scheme provides sufficient mitigation.
47. Should the application be approved, with Natural England's objection, then the Council will need to advise Natural England of its decision and give them a 21-day notification period. As such a condition will be imposed to ensure that that development does not start before the 21-day notification period has been completed, as required by Section 28(6) of the Wildlife and Countryside Act (1981).

The Council's Five-Year Housing Land Supply:

48. Also of note is the latest position on the Government- required 5 year housing land supply. The local plan was adopted in April 2022 and is less than 5 years old. The published figure for July 2022 (base date) confirms that the Council currently has a 5.1 year supply.
49. The Government has consulted on revised changes to the NPPF including the requirements for having to demonstrate land supply. The Council is not therefore intending to update the last published figure until the NPPF is revised. The addition of urban windfall sites, such as the proposal, makes a small but important contribution to the council's housing land supply.

Other material considerations

Sustainability Measures and Climate Change:

50. 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.
51. 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.
52. 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.
53. When considering the impact of climate change, the proposed development would be 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:

54. 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.
55. 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

56. The principle of the residential conversion is acceptable and planning policy encourages the efficient use of sites within sustainable locations. The property will provide reasonable living accommodation with external amenity space, car parking and bin storage.
57. The proposal requires very little external alterations and would preserve the character and appearance of the Hamble Conservation Area. The proposal would not have an unacceptable impact on highway safety, residential amenity or ecology.
58. The application is therefore recommended for permission.



59.