

DELEGATED OFFICER REPORT

Application Ref: H/24/96783

Site Address: 11 DARTINGTON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6NQ

Case Officer: Claire Campbell-Best

Description: Retrospective application for temporary storage container in front garden.
Construction of attached single garage and outbuilding in rear garden

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/10147/002/00	Residential development including road, sewers, garages and grassed areas	Permit – 01/06/1978
Z/1014/001/00	Residential development (76 dwellings including roads and garages)	Permit – 16/03/1978
Z/10147/00A/00	Residential development	Grant outline permission – 12/09/1977

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	The application received one objection from 15 Dartington Road noting the following concerns: • Drainage and rainwater concerns • Visually intrusive due to differing ground levels • Excess noise from proposed workshop The application also received a letter of support from 9 Dartington Road who stated they fully support the application.		
Bishopstoke Parish Council:	No comments received		
Ecology:	No objection		
Asset Management:	No objection		
Southern Water:	It appears that the developer has built over a public sewer without consent, accordingly they are required to submit a retrospective Buildover application Build over or near to a public sewer (southernwater.co.uk) with a CCTV survey, which can be arranged by Southern Water and will include the sonde location. Southern Water will then review the original plans and as-built plans whilst also checking the structural condition of the public sewer which has been built over, to confirm that the sewer is of a suitable material to support the build over (i.e. not plastic) and in good structural condition, and that the minimum stand-off distance from the new foundations has been achieved. Southern Water will require evidence the new foundations extend to a depth of at least 150mm below the invert level of the adjacent public sewer to ensure no additional loading is placed on the sewer. Depending on the findings, Southern Water may be able to progress the application to a Conditional Approval, however, should the build over not satisfy our conditions then we will not be able to progress it to an approval stage without additional works at the applicant's expense. Accordingly, we advise that any works to build		

	over a public sewer should not be progressed on site until a Conditional Approval response letter has been provided by Southern Water to avoid the possibility of additional expensive repair costs to rectify the situation.
--	---

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 08/05/2024 – 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; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals.
--

Assessment: <u>Site and Surroundings</u> The application site consists of a detached bungalow with an attached garage located on the northern side of Dartington Road in Bishopstoke. The property has a pitched, tiled roof with red brickwork to all elevations and white uPVC fenestration. To the front is a driveway and front garden, to the rear is a garden enclosed with boundary fencing. The surrounding area is residential in nature and features a mixture of detached one and two storey detached dwellings of a similar character. <u>Proposal</u> This application seeks permission for three elements: • Retention of a temporary storage container located within the front garden of the site. This measures approximately 6m in depth, 2.4m in width and 2.5m in height. • Removal of the existing attached garage and construction of a new garage, partially sunk into the ground towards the rear of the property (labelled lower garage) sited in the same location (attached to the southeastern elevation). This would have a mono-pitched roof and would measure approximately 11.8m in depth and 3.35m in width. As the proposed garage would have a lower level due to the partial sinking into the ground, the height of the garage would vary; the garage at the front of the dwelling would have a maximum height of 3.35m (2.9m to eaves). The lower garage would have a maximum height of 2.3m (1.85m to eaves). The proposed garage would have front and rear garage doors and would be finished in natural timber cladding with a brick plinth. • Construction of an outbuilding in the rear garden located in the northeastern corner of the site. Amended plans were received in agreement with the agent; this included altering the roof form from fully pitched to mono-pitched after concerns were raised with regards to outbuilding's location, close to neighbouring boundaries and the differing ground levels. The outbuilding would measure approximately 6m in depth, 4.5m in width and would have a maximum height of 2.56m (2.4m to eaves). There would be timber French doors to the side (northwest) elevation and fully glazed sliding doors to the front (southwest) elevation. This would be finished in natural timber cladding to all elevations. <u>Principle</u>
--

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 as set out below.

Design and Appearance:

Storage Container

The storage container to the front of the site is a temporary addition while the proposed works are carried out and would not be a permanent feature within the street scene. It is acknowledged a structure of this nature and in this location would not be suitable on a permanent basis. As such, a condition will be applied to ensure the storage container is removed after the building works are completed and the land restored to its former use.

Garage

The proposed garage would replace an existing garage, while it is noted the proposal would have a slightly larger height and depth, the garage would still be proportionate to the host dwelling, only modestly altering the frontage of the property. The lower part of the garage is reduced in height with a shallow mono-pitched roof, it would not be overly visible within the public realm as it would be screened by the neighbouring dwelling, no. 13 and existing boundary treatment.

The development proposes new materials not currently found on the existing building. Natural timber cladding would be used on all elevations to the proposed garage. One example of cladding is found within the local vicinity, it was noted during the site visit this has not weathered particularly well. Nevertheless, when considering the cladding proposed would be installed on a single storey structure, mainly screened by the boundary treatment and of a natural material, it is considered the cladding would not be visually intrusive within the street scene.

Outbuilding

The proposed outbuilding would replace a smaller shed within the rear garden close to the boundary shared with neighbours no. 13 and 15 Dartington Road, it would not be visible within the public domain. The outbuilding would be used as a workshop by the applicant. The amended plans and altered roof form would result in the outbuilding's roof sloping away from neighbouring boundaries situated on lower ground levels, reducing any perceived overbearing. It is acknowledged the outbuilding is relatively sizeable, however it should be noted a similar sized structure could be constructed without the need for formal planning consent. Furthermore, it is considered adequate amenity space would remain with the development in place.

The outbuilding would also be finished in natural timber cladding and fenestration, which is typical of garden outbuildings. On this basis, the proposed materials are considered acceptable.

Overall and to summarise, it is considered in terms of design and appearance, all elements of the proposals are considered acceptable.

Residential Amenity

The neighbours most impacted as a result of the proposals would be the neighbours to the southeast, nos. 13 and 15 Dartington Road. Due to the topography of the local area, these properties are sited on lower ground levels than the application site.

The proposed outbuilding would be sited close to the southeastern boundary which is shared with no. 13. The outbuilding would be positioned just after the rear-built line of this neighbouring property, to the rear of this dwelling are two bedrooms with windows facing

the rear garden. This boundary is marked with a combination of fencing and vegetation. A site visit to no. 13 was undertaken and current views were gained from the bedrooms and garden. It is considered the reduced height of the outbuilding, the existing boundary treatment and the orientation of the properties, there would not be a significant impact to outlook and light to the bedrooms and the rear garden of no. 13 with the outbuilding in place.

No. 13 has a northwest kitchen window that faces the rear of the application site, due to the orientation of this window, it is accepted the kitchen already receives a limited amount of light. The proposed garage would be set slightly in from the rear elevation and would project closer to no. 13. However, there would still be a 2m (approx.) separation distance. While it is acknowledged the outlook and light to this window would be altered due to the proposed garage, it is considered that as the kitchen is a non-habitable room and that the lower level of the garage would be 2.3m in height and predominately screened by the boundary fencing, and the window orientation, overall, there is no adverse harm to the amenity of this neighbour.

The neighbour at no. 15 has raised concerns the proposed outbuilding would be visually intrusive. This has been noted and the amended plans have sought to reduce any prominence and overbearing. The outbuilding is also sufficiently distanced from no. 15 so as to not cause any unacceptable loss of privacy, light or outlook. The concerns raised about drainage and rainwater are noted however, this will be covered separately under Building Control legislation.

No. 15 have also raised concerns the outbuilding and it's use as a workshop which could result in excessive noise. The agent has confirmed the outbuilding would be ancillary to the host dwelling and for the use of the applicant only. In order to protect the nearby neighbouring residents, a condition will be applied to both the outbuilding and garage to ensure both cannot be used for business, commercial or industrial purposes.

The outbuilding and garage are not expected to impact upon the neighbours to the north and northeast due to the sufficient distances, higher ground levels and adequate boundary treatment which would screen the majority of the development.

Highways and Parking

The proposals do not result in any additional bedrooms, the property will remain a 3-bed dwelling which requires two off-street parking spaces as set out in the Residential Parking Standards SPD. This would be accommodated by the proposed garage and driveway to the front of the site.

Other Matters

There is a foul sewer located to the front of the site and where the temporary storage container is located, as a result, Southern Water were consulted. They have advised a retrospective Build Over application is required. However, when considering the storage container is temporary with no foundations, it is unlikely to harm the public sewer. It is therefore unreasonable to request an application be submitted to Southern Water.

Owed to the nature of the works, the Council's Ecologist was consulted. They requested site visit photos to review for potential bat roost features. These were provided and the Ecologist was satisfied the property had no bat roost features and advised informatives should any bats be found during building works.

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:

Recommendation:

PERMIT ☐

REFUSE ☐

Comments ...