

DELEGATED OFFICER REPORT

Application Ref: F/24/97184

Site Address: 46 GRANGE PARK MOBILE HOMES, , SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Claire Campbell-Best

Description: Replacement of grassed area at rear and front with gravel

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Environment Agency Surface Water Flooding – 1000 rear extent EBC Owned Land		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment received raising the following concerns: I live at number 54 and my garden backs on to number 46. I am concerned that if a solid membrane is laid with no drainage, when we have heavy down pours of rain (as we have had recently) I am going to have water flowing from the garden of 46 into my garden.		
Hedge End Town Council:	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 23/05/2024 – 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; Character Area Appraisals.

Assessment:
<u>Site and Proposal</u> The application site is a static mobile home located in the Grange Park Mobile homes site in Hedge End. The mobile home is set back slightly from the road; to the front is a modest grass lawn and hardstanding driveway and to the rear is a grassed area and shed. This application seeks approval for the removal of the front and rear grassed areas, the grass will be replaced with permeable gravel. This would involve low-level excavation and rubble removal of this area, the ground would be levelled, and a membrane installed below the gravel. Front and rear drainage crates would also be installed to allow for the disposal of surface water. The existing shed and hardstanding driveway will be retained.

Principle

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.

Design and Appearance

The proposed gravelled areas would replace the front and rear grassed area, as such the green space within the site and the surrounding street scene would be lost. However, these areas are modest in size, and it was noted during the site visit the immediate street scene is varied with no uniformity in character or style. Furthermore, the adjoining neighbour no. 48 also has a gravelled driveway, as such the proposal would be in keeping within the locality.

Residential Amenity

The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the

Highways Safety and Parking

The proposal would not alter the current parking arrangements nor generate any highway safety concerns.

Drainage

The concern regarding drainage by a nearby resident has been noted. The applicant has confirmed front and rear drainage channels would be installed within the gravelled areas; this is considered satisfactory in terms of drainage. A condition will be applied to ensure the proposed drainage to the front and rear is installed to ensure the site can dispose of any surface water adequately alleviating any drainage concerns.

Other Matters

- Due to Eastleigh Borough Council owning the Grange Park Mobile Homes site, the Asset Management Team were consulted. They have no objections to the proposal but a note to applicant will be provided recommending that the site manager (Portsmouth City Council) must be notified as approved planning permission does not constitute the landlord's consent to the works and further permission may be required.
- Certificate B has been signed as part of this application and adequate notice has been served to the landowners (Eastleigh Borough Council)
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐