

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97082

**Site Address:** 67 RIBBLE CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NQ

**Case Officer:** Alexandra Stone

**Description:** Form a vehicular access and dropped kerb

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| <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 Urban Edge</li><li>- Southern Water Sewers – Foul</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <b>H/23/96571 – Permit – 29/01/2024</b><br>Single storey rear extension and alterations to front porch. |                                                |                                    |

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| <b>Publicity:</b>         | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:          | <u>Objections (summarised):</u> <ul style="list-style-type: none"><li>- Currently there is a lack of parking spaces available, this would only exacerbate problem</li><li>- Fumes from vehicles to bedroom windows when parking on the drive</li><li>- Removal of disabled bay to access the proposed driveway</li><li>- Removal of parking would devalue properties</li></ul> <u>Officer response:</u><br>In regard to devaluation of properties, this is not a planning consideration. All others matters are included in the assessment. |                                             |                                           |
| Parish Council:           | No Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |                                           |
| Southern Water:           | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |                                           |
| Hampshire County Council: | In regard to application H/24/97082, there would be no objection to the proposals in principle from a highways perspective, subject to condition.                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 07/02/2024 |                                                |                                    |

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| <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 Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                         |
| <b><u>Principle</u></b><br><br>The application is for a dropped kerb to provide vehicular access to the front of dwelling. |

- The development is within the urban edge where the principle of development is acceptable.

### **Highway matters**

The application is to provide access to the front driveway of the property. Ribble Close is not a classified road and currently benefits from unrestricted parking, with most properties having either a driveway or garages.

The proposals would result in relocation of the existing disabled parking space however, there is no objection in principle from Hampshire County Council from a Highways perspective. It is noted that the disabled parking bay will require formal removing or relocation if the space is required. In addition, the onsite parking would alleviate at least 2 no. cars parked on the road. As the road is not a classified road, the works would be unlikely to require formal consent, therefore would be unreasonable to refuse the application and deemed acceptable.

### **Design and layout**

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of 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 amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

### **Other material considerations**

- 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 Environment 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.

### **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

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| <b>Conclusion:</b> |                                                   |                                        |
| Recommendation:    | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...       |                                                   |                                        |