

DELEGATED OFFICER REPORT

Application Ref: H/24/97447

Site Address: CRANBERRY COTTAGE, 96 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HP

Case Officer: Dorothy Hei-Tung-Hoh

Description: For the demolition of an existing detached garage and for the construction of a detached oak framed garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Tree Consultant:	No arboricultural objection to the proposal.		
Ecologist:	No further surveys are required.		

Site Visit:	Yes ☒	No ☐
Details: 28 th May 2024.		

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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 57)

Assessment:
Cranberry Cottage is a white-rendered detached dwelling situated on the northeastern edge of Hamble. The side elevation of the house faces Satchell Lane, while the front elevation faces their driveway. The property currently features a detached, white-rendered single garage that is set back from the road and located to the side of the house. The surrounding area is predominantly residential, with a variety of property types and styles. The application seeks planning approval for the demolition of the existing detached garage and the construction of a detached replacement oak-framed garage. The proposed garage will measure 4.5m in width and 7.0m in depth, with a ridge height of approximately 3.8m.

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.

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 existing garage is finished in white render and measures 3.5m in width and 5.0m in depth. The proposed replacement garage will be larger in size and will feature natural finish feathered softwood cladding mounted horizontally. While this new material will mark a significant departure from the current appearance, given the mixed styles and materials in the surrounding area, the introduction of new materials is not considered to be out of place.
- The new garage will be positioned similarly to the existing structure, set back from the road. Therefore, it is considered that the replacement garage will be largely screened by the parked vehicles on the driveway, thereby mitigating its visual impact.
- Additionally, the increase in width from 3.5m to 4.5m is considered modest. It is anticipated that the replacement garage will not appear excessively large when viewed from the street scene.

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.
- Given the nature of the proposed garage, it is not anticipated that the replacement structure will impact the neighbours' amenity in terms of loss of privacy or overlooking.
- Additionally, the new garage will occupy a similar position to the existing garage, meaning that adjacent neighbours will not experience significant changes.
- While the replacement garage is larger than the existing one, the additional width and depth are not considered substantial enough to impact the neighbours' light, outlook or cause overshadowing to a degree that would warrant refusal of the application. Furthermore, during the site visit, it was observed that there are sufficient hedges, bamboo and trees along the shared boundary, which will help to screen the garage and limit any adverse effects on the neighbours.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions

and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- The application site falls within a green impact risk zone for great crested newts, and there are records of bats and hedgehogs in the vicinity, with nesting swifts reported in the wider area. Therefore, the council's Ecologist has been consulted as part of this application. After reviewing site photos, the Ecologist noted that the roof of the existing garage is corrugated metal rather than tiles and appears well sealed, indicating that no further ecological surveys are required.
- It is advised that the vegetation immediately adjacent to the garage is primarily bamboo, which can be invasive and should be managed carefully to prevent it from growing through pavement if the roots are not removed.

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.
- The proposed replacement garage, being larger than the existing one, will provide a more efficient parking space.
- The submitted site plan indicates that the construction of the new garage will not encroach upon the existing driveway, ensuring that the current parking arrangement is maintained.

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 ☐