

DELEGATED OFFICER REPORT

Application Ref: H/24/97543

Site Address: BIRCHWOOD, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a new single storey summer house within rear garden.

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the Urban Edge • Within Designated Countryside		

Planning History?	Yes ☒	No ☐
• Z/15912/002/00 - Erection of bungalow following demolition of existing dwelling - Permit - 11/07/1989 • Z/15912/004/00 - Erection of dwelling following demolition of existing - Refuse Planning Permission For - 01/09/1992 • Z/15912/005/00 - Outline: construction of two detached dwellings and garages following demolition of existing dwelling and out buildings - Refuse Outline Permission For - 05/06/2002 • Z/15912/006/00 - Outline: construction of dwelling and detached double garage following demolition of existing dwelling and other out buildings and the change of use of the agricultural yard to domestic garden - Grant Outline Permission For - 23/08/2002 • Z/15912/007/00 - Construction of detached dwelling with detached double garage following demolition of existing dwelling and out building - Permit - 29/01/2003 • Z/15912/008/00 - Relief of condition 17 of planning permission 15912/007 to allow erection of 1.8 metre high brick wall, 2 metre high (max) brick piers and wrought iron gates at entrance from allington lane - Refuse Planning Permission For - 12/01/2004 • F/08/62084 - Construction of 2 storey side extension to include self contained annex accommodation and 2 storey side extension to existing garage - Refuse Planning Permission For - 12/05/2008 • F/08/62096 - Extension to garage to provide additional garage space/car port and first floor playroom with dormer windows - Permit - 12/05/2008 • F/10/67359 - Single storey side and rear extension - Permit - 30/09/2010 • F/13/72663 - Retrospective: Retention of entrance gates and wall - Permit - 24/07/2013 • F/15/76058 - Two storey side extension and single storey rear extension - Refuse Planning Permission For - 14/04/2015 • F/15/76903 - Two storey side and single storey rear extensions - Refuse Planning Permission For - 13/11/2015		

- F/15/77768 - Single storey side and rear extensions - Permit - 01/02/2016
- F/17/80018 - Retention of single storey side and rear extensions - Permit - 04/04/2017
- H/20/88214 - Erection of a new single storey summer house within rear garden. - Permit - 17/09/2020

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	West End Parish Council Planning and Highways Committee met on 2 nd July 2024 and discussed this application. The Committee unanimously objected to the proposal on the grounds of it being considered over development in the countryside. If approved by EBC, it is requested to specify that this must be ancillary to the main property.		
Ecologist:	I have reviewed the Proposed Ecology Plan by Vivid Design Studio (July 2024). This now contains the requested information on working method statement, location for an integrated swift nest box and bat brick and a surface water drainage strategy. The site photos show trees from the adjacent property which extend over the fence. The working method statement will also apply to nesting birds which might be using these trees. Exterior lighting should be minimised, and no light should shine onto the bat brick or swift nest boxes on the summer house. I have no further ecology or surface water drainage concerns.		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/24/97543).		

Site Visit:	Yes ☒	No ☐
Details: 21 st June 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 S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Birchwood is situated parallel to the entrance of Itchen Valley Country Park and is part of a cluster of residential properties surrounded by countryside. The application site itself is generously sized and the host dwelling has been substantially enlarged. It has ample space at the front for parking and a good-sized rear garden for amenity purposes.

Proposal and background

The application proposes the construction of a single storey summer house in the northeastern corner of the site. This proposal is essentially identical to the previously approved application H/20/88214. Due to the expiration of that approval, this application is a resubmission of the same proposal.

Principle

The application site lies within designated countryside where there is a general presumption against new residential development. Policy DM26 of the Local Plan, however, allows for the extension of existing permanent dwellings in the countryside subject to a number of specified criteria being adhered to. These criteria include any additions not being disproportionate in size to the existing dwelling, the extent of its plot or neighbouring properties; and no additional dwellings being created.

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 proposed summer house is substantial in size, with an L-shaped footprint measuring approximately 10.8m in width, 5.4m in depth, and 4.6m in height. Although there are concerns regarding the scale of the structure, the site is considered sufficiently spacious to accommodate this structure without resulting in overdevelopment. The application site will retain a generous amount of amenity space despite the addition.
- It is noted that the adjacent neighbour (Silver Birches) has recently received approval for a similarly sized outbuilding located next to the proposed summer house site. This indicates that an outbuilding of this size within the rear garden is not an unusual feature within the area.
- The boundaries of the application site are well-covered with trees, ensuring that the proposed summer house will not be prominent when viewed from the street or neighbouring properties. Its visual impact on the street scene and the countryside setting is expected to be minimal.
- The materials proposed for the summer house are considered to harmonise with the host dwelling, ensuring that the structure will not appear out of place within the site.

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.
- The submitted floor plan indicates that no kitchen space or cooking facilities are provided within the summer house, suggesting that it will not function as an independent dwelling. A condition will be imposed to ensure that the summer house is not used for business, commercial, or industrial purposes, nor as an independent residential unit, thus limiting any potential impacts on neighbours.

- Given the separation distance between the proposed summer house and neighbouring properties, it is not anticipated that the structure will cause any significant loss of light, outlook, or privacy.
- Although the adjacent neighbour's outbuilding, located next to the proposed summer house, has approval for conversion to an annexe and garden machinery store, it is not expected to be used for permanent accommodation. Therefore, any impact on the neighbouring property will be minimal.

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.
- After reviewing the site photos, the council's ecologist advised that the habitat appears to have low value for protected species, and therefore no surveys will be needed. However, a precautionary working method and surface water drainage information will be required. Both requested pieces of information were submitted on 15/07/2024, and after reviewing these, the ecologist confirmed that there are no further ecology concerns.

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.
- There are no highway safety or parking provision concerns associated with the proposal, as there is adequate parking provision available on the site frontage and the access to the site will remain unaltered.

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 ☐