

DELEGATED OFFICER REPORT

Application Ref: H/24/97421

Site Address: 4 HOLMESLAND LANE, BOTLEY, SOUTHAMPTON, SO30 2EH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Construction of timber framed, roofed car port with bays for two cars on concrete base.

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

Planning History?	Yes ☒	No ☐
• Z/32213/000/00 - Two storey rear extension - Refuse Planning Permission For - 05/07/1991 • Z/32213/001/00 - Two storey rear extension - Refuse Planning Permission For - 16/01/1992 • Z/32213/002/00 - Construction of part single and part two storey rear extension - Permit - 19/03/1992 • F/13/72028 - Two storey side extension - Refuse Planning Permission For - 28/03/2013 • F/14/74096 - Erection of two storey side extension and single storey rear extension. - Permit - 11/04/2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received in response to this application, expressing satisfaction with the use of proper drawings instead of crayon illustrations.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 9 th July 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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 46)

Assessment:

Site Context

The application property is a two-storey semi-detached dwelling located on a trapezium-shaped plot, with a wider frontage that narrows towards the rear. Approximately half of the frontage has been developed into hardstanding, providing ample space for parking. The property is situated within a low-density residential area characterised by a mix of semi-detached and detached dwellings. The site is located in the countryside, with fields extending to the rear of the property.

Proposal

The application seeks planning permission to construct a timber-framed, mono-pitched roof double carport on a concrete base, positioned in front of the property along the western boundary. Initially, the design proposed a carport with a ridge height of 2.86m and an eave height of 2.25m, without any landscaping elements surrounding the structure. However, following discussions with the applicant, it was agreed to reduce both the ridge and eave heights by 0.5m and to introduce landscaping along the southern elevation of the carport to soften its visual impact. During a site visit, it was observed that a three-bay carport had been partially erected. Upon seeking clarification from the applicant, it was confirmed that the structure was merely a temporary setup to test materials, with no intention of constructing a three-bay carport.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 46) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the wide grass verges/soft verge edges and supplement with additional planting in order to maintain the 'lane' quality.
 - ii) Retain and extend the continuity in building line.
 - iii) Maintain the predominant hedge plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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.
- While the proposed carport is to be positioned forward of the host dwelling, sufficient frontage and driveway space will remain, ensuring the retention of a deep

recess between the street and the main house. This layout will help preserve the spacious character of the application site, and the carport will not appear as a prominent or visually disruptive feature within the street scene.

- The use of natural timber for the carport is considered appropriate for the countryside setting, as it will weather over time and blend harmoniously with its surroundings, thus minimising any potential adverse impact on the visual amenities of the surrounding countryside.
- The visual impact of the carport will be further mitigated by the introduction of landscape planting along its southern elevation, which will enhance the proposal and complement the surrounding greenery within the street scene.
- It is acknowledged that no similar structures exist to the front of other properties within the vicinity. However, this fact does not render the proposed development harmful. Any future proposals for similar or equivalent structures in the area will be assessed based on the individual merits of each case.

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, position, and separation distance of the proposed carport from neighbouring properties, it is not anticipated to have any adverse effects on the residential amenity of adjacent neighbours. Specifically, the proposal is not considered to cause overshadowing, loss of light, loss of outlook, or loss of privacy to surrounding properties.

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 primary function of the proposed carport is to provide two covered parking spaces for vehicles. As such, the carport will not result in a loss of parking spaces on the site.
- Furthermore, the proposed structure will not encroach on the existing driveway, ensuring that the current parking layout 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 ☐