

Application Number: H/24/96802
Case Officer: Claire Campbell-Best
Received Date: 15 July 2024
Site Address: NETLEY GREEN COTTAGE, LOWFORD HILL,
BURSLEDON, SOUTHAMPTON, SO31 8ER
Applicant: Mr Adam Tabrett
Proposal: Erection of outbuilding comprising of a garage, workshop
and home office in rear garden (Revised scheme to
application approved under H/24/96802).
Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plan:

Location, Site, Floor and Elevations Plan – 23-32-01 Rev L

Reason: For avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual appearance on the interest of the amenities of the area.

4. The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties

5. No development shall commence until measures for the protection of the public sewers have been submitted to and approved in writing by

the Local Planning Authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure adequate protection of public water apparatus, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: The applicant is advised to contact Building Control with regards to the adequacy of the soakaways to dispose of surface water from the proposed development.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: The conditions and application associated with the build-over of a public sewer are available a Southern Water's Get Connected Service: Home (southernwater.co.uk). Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home (southernwater.co.uk). Please refer to Southern Water's consultation response for further advice.

Report:

1. This application has been referred to Committee by the Chair, Councillor Craig.

Site Characteristics and Character of the Locality

2. The application site comprises an Edwardian two storey semi-detached dwelling on the southern side of Lowford Hill, a cul-de-sac accessed from Portsmouth Road. The site itself comprises a long plot with private amenity space to the rear which is enclosed with a combination of fencing and mature hedgerows. The site ground levels increase slightly from the rear of the property and east to west. There is on-site parking in the form of a driveway to the front of the site and down the eastern side of the property which leads to timber vehicular gates providing access to the rear garden.
3. The site falls within an established residential area with this part of Lowford Hill consisting of a mixture of detached and semi-detached properties of differing designs and periods. A number of dwellings

within the local vicinity have outbuildings of varying sizes within their rear gardens.

Description of Application

4. Planning permission H/24/96802 was granted in March 2024. This was for the erection of a flat roofed outbuilding comprising a garage, workshop and home office in the rear garden.
5. This application seeks to amend the approved scheme as follows:
 - Change in roof form from a flat roof to a pitched roof to the proposed outbuilding. This would result in an increase in height; the maximum height would be 3.5m and the eaves height would be 2.6m.
 - Repositioning of the outbuilding approximately 0.7m north towards the rear of the host dwelling to avoid a sewer easement to the south of the site.
6. There would be no change to the proposed length (14m) and width (6m) of the outbuilding; this would remain the same as what was approved under the previous planning permission.
7. The internal layout of the outbuilding would also remain the same as what was previously approved. The garage/workshop would be to the front (north) of the outbuilding, the home office would be at the rear (south). There would be a roller shutter garage door to the north elevation, 3no. windows and 2no. doors to the east elevation and 1no. window to the south elevation. The proposed garage/workshop would be internally linked via a door. The outbuilding would be finished in fibre cement weatherboard green cladding and slate grey roof tiles.
8. To take account the differing ground levels, the floor level of the outbuilding will be set at the lower ground level to enable vehicular access from the front. To accommodate this, there would be some low-level excavation and a small retaining structure to the rear of the outbuilding as detailed in the proposed plans submitted with the application.
9. The Planning Statement, plans and consultation responses to the application can be viewed [here](#).

Relevant Planning History

10. H/24/96802 – Erection of outbuilding comprising of a garage, workshop and home office in rear garden (Resubmission application) – Permit 19/03/2024.
11. H/23/96411 – Erection of outbuilding comprising of a garage, workshop and home office in rear garden – Withdrawn 11/12/2023.

Representations Received

12. The application received two comments querying the following:

- The use of the workshop.
- Whether the garage would be insulated to reduce noise levels.
- Would restrictions on deliveries and parking be implemented if the outbuilding was used as a business.

13. The application also received two letters of support from the adjoining neighbours, The Gables and Laurel Cottage. Both neighbours confirm they have no objection to the proposal and state a pitched roof would be better in terms of design and more in keeping with the surrounding buildings.

Consultation Responses

14. Bursledon Parish Council:

No comments received.

15. Southern Gas Networks:

No comments received.

16. Southern Water Services:

No comment received; however a pre-commencement condition was requested on the previously approved application, as this is a similar scheme, the same pre-commencement condition has been applied.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan Local Plan Policies

Eastleigh Borough Local Plan 2016-2036

17. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management Policies

- DM1 (General criteria for new development);
- DM2 (Environmentally Sustainable Development);
- DM6 (Sustainable water management);
- DM11 (Nature Conservation);
- DM14 (Car Parking).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);
- Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound (January 2008)

- Planning Obligations (July 2008, updated 2010).

National Planning Policy Framework

18. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

National Planning Practice Guidance

19. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Policy and Principle:

20. The proposals are acceptable in principle in accordance with Policies S1 and DM1 of the Local Plan. The main considerations relate to the design, appearance and impact on residential amenity, as addressed within this report.

Previous Approved Planning Application

21. Planning permission (H/24/96802) was granted in March 2024 for a flat roofed outbuilding. This had the same length and width dimensions but had a lower height of 3m. It was noted that while the outbuilding was large in size, it was considered acceptable in terms of its design and scale and would not adversely impact the street scene, neighbouring residents or public sewers. The current planning application under consideration (H/24/97802) proposes a pitched roof to the outbuilding with a maximum height of 3.5m (2.6m to eaves) and a slight repositioning of the structure 0.7m to the north.

Layout, Design and Impact upon the Character of the Area

22. 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.
23. The revised scheme would slightly alter the appearance and height of the proposed outbuilding from what was approved due to the change in roof form. The maximum height of the building would be 3.5m (from 3m). The plans indicate the revised roof would have a shallow 15-degree pitch with the increased part of the roof being central to the outbuilding. The eaves height would be reduced to 2.6m as opposed to 3m as permitted in the previous application which reduces the prominence of the structure particularly at the boundary shared with Laurel Cottage.
24. The outbuilding and the proposed increase in height would not be visible within the public domain due to its siting in the rear garden. The boundary treatment to the site and the surrounding neighbouring dwellings would screen views of the structure from Lowford Hill. As such, the impact to the street scene would be minimal.
25. It was noted during the site visit there are large outbuildings with pitched roofs in the rear gardens to nearby neighbouring properties (namely Laurel Cottage and Oakleigh Lodge). Therefore, the revised roof alteration is considered to be in keeping within the existing development within the area.
26. The external finishes to the outbuilding would comprise of weatherboard cladding in a green colour (heathered moss). This material is generally associated with outbuildings and the proposed colour is subtle. Therefore, the proposed material is considered to blend in within the surrounding area without being unduly prominent within the locality nor harmful to the character of the host dwelling.
27. Overall and to conclude, while it is acknowledged the revised roof form would further contribute to the large size and scale of the outbuilding, the shallow pitch design is considered a modest alteration and would not result in an unduly prominent structure. The repositioning of the outbuilding is also considered acceptable as reasonable separation distances are maintained. In this instance, it is considered the revised scheme is acceptable in terms of its size, scale, siting and design.

Residential Amenity

28. Policy DM1 of the Eastleigh Borough Council Local Plan (2016- 2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
29. The neighbours most impacted as a result of the revised proposal is the neighbour to the west, Laurel Cottage, the neighbour to the east, The Gables and the neighbours to the south, nos. 13 and 14 Ravenscroft Close.
30. The outbuilding would be positioned 0.8m from the boundary shared with Laurel Cottage. Along this boundary a 2m high timber fence (replacing the existing hedge) is proposed which would screen the majority of the structure from the occupants of this neighbouring property.
31. The revised pitched roof would also slope away from the boundary shared with Laurel Cottage; the highest part of the roof would be positioned 3.8m away from this boundary. In addition to this, the lower eaves height along with the partial sinking of the outbuilding would result in a structure that is not considered to be unduly overbearing with regard to Laurel Cottage.
32. The repositioned outbuilding would have a separation distance of 6.6m from the rear of Laurel Cottage. Due to the orientation of the rear gardens and the revised positioning of the outbuilding, there is the potential for loss of daylight received to the garden of Laurel Cottage. A site visit was undertaken to this neighbour where it was confirmed there is a patio area leading off from the rear of the house and is the main space used within the garden. The outbuilding would be positioned away from this area. Whilst there would be some loss of light to this garden from the proposed outbuilding, the impact would only be at certain times of the day and would not affect the whole garden. The impact would also be reduced during summer months due to the shallow pitch of the outbuilding. As such, the proposed outbuilding is not considered to impact the amount light received to the neighbouring garden to an unacceptable degree to cause detrimental harm.
33. The revised roof alterations and repositioning of the outbuilding is not expected to adversely impact the neighbour to the east, The Gables and the neighbours to the south, nos. 13 and 14 Ravenscroft Close as the outbuilding is sufficiently distanced from the boundaries shared with these neighbours. Additionally, the existing boundary treatment along these neighbouring boundaries adequately screen views from the proposed windows to the outbuilding. As such, the revised scheme would not impact upon the light, outlook or privacy to these neighbours or be unduly overbearing.

34. Nearby residents have commented on the use of the outbuilding, noting if there would be restrictions on deliveries and parking if the outbuilding was to be used as a business. As with the previous application, a condition will be applied to ensure the outbuilding cannot be used for business, commercial or industrial purposes or as an independent residential unit in order to protect the amenity of the adjoining residential properties.
35. A resident also commented if the outbuilding would be insulated to protect residents from any noise from the workshop area to the outbuilding. The submitted plans indicate the walls and roller shutter door would be insulated; as the outbuilding will be conditioned for ancillary use only, the workshop is not expected to generate excessive noise levels.
36. Overall and to conclude, the revised scheme is not considered to adversely impact the amenity of the nearby residential properties.

Access, Parking and Transport Matters

37. 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.
38. The proposal would result in an additional off-street parking space. The site can already accommodate the required off-street parking to the front driveway. As such there are no parking concerns.
39. The outbuilding would be sited approximately 7.3m beyond the rear elevation of the host dwelling. This would allow adequate space for vehicles to manoeuvre to access the garage section of the outbuilding. As such there are no access concerns.

Drainage and Public Foul Sewers

40. Policy DM6 of the Eastleigh Borough Local Plan (2016-2036) stipulates that new development must provide sustainable drainage systems (SuDs) wherever feasible, naturalised filtration should also be included.
41. The submitted site layout plan indicates there would be a proposed soakaway to the rear of the outbuilding.
42. Southern Water Services were consulted upon due to the outbuilding being in close proximity to public foul sewers. A pre-commencement condition is recommended whereby details of the measures to be undertaken to protect public sewers would be submitted and approved by the Local Planning Authority and in consultation with Southern Water. The applicant has agreed to this condition.

43. Southern Water has advised that the soakaway would not be acceptable due to the proximity to the public sewer and have recommended that the applicant discusses this matter with Building Control. This will be recommended as a note to the applicant.

Sustainability Measures and Climate Change:

44. 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.
45. 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.
46. 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. The proposal would be constructed to modern standards the proposal is considered to accord with climate change policy objectives.

Equalities Implications:

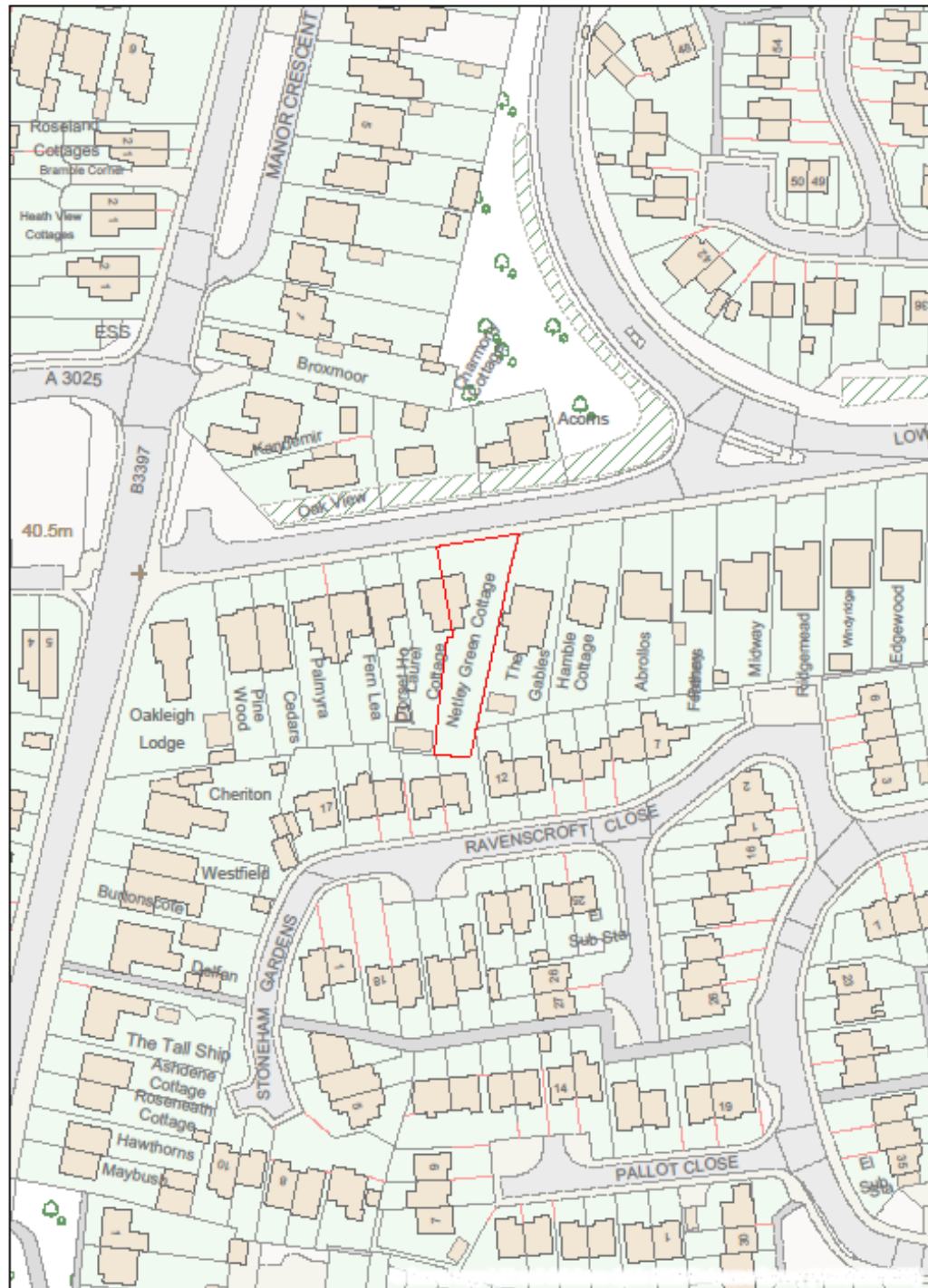
47. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or 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.

48. 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.

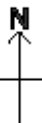
Conclusion

49. In conclusion, the revised pitched roof and repositioning of the outbuilding is considered to be acceptable in terms of design, scale and location in relation to its context. It would not adversely affect the appearance of the street scene. In addition to this, the proposal would not have an unacceptable impact upon the amenity of the neighbouring residents or impact on public sewers (subject to condition). For these reasons, the proposal would accord with relevant policies of the Eastleigh Borough Local Plan (2016-2036), guidance contained in the Council's adopted SPDs and the National Planning Policy Framework. The proposal is therefore recommended for approval.

H/24/97802



EASTLEIGH
BOROUGH COUNCIL



Address: Netley Green Cottage, Lowford Hill
Bursledon, SO31 8ER

Date: 14/08/2024 Scale: 1:1250