

DELEGATED OFFICER REPORT

Application Ref: F/24/97801

Site Address: 120 GRANGE PARK MOBILE HOMES, , SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed new shed, landscaping works and block paving driveway
(Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • EBC Owned Land		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 19 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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 66)

Assessment:
<u>Site context and surroundings</u> The application site is situated within the Grange Park Mobile Homes site in Hedge End. The site contains a single-storey mobile home with external cladding in a light grey material, complemented by brick along the base. The immediate surroundings consist of similarly sized mobile homes, with various external finishes and colours. These dwellings are arranged in a linear formation. <u>Proposal</u> The application seeks planning approval for the installation of a new outbuilding, associated landscaping work within the side garden, and the creation of a block-paved driveway. The proposed outbuilding will be constructed with face brickwork and located at

the rear right corner of the site. It will feature a pitched roof. The proposed landscaping work includes the installation of a 1.5m brick wall between the grassed area and the driveway. Additionally, the block-paved driveway will cover the front area of the property, providing off-street parking for one vehicle. During the site visit, it was noted that the proposed works are already partially completed, with only the outbuilding yet to be finished.

Principle

The application site lies within the urban edge 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.
- There is no uniform or established character within Grange Park Mobile Homes, as each mobile home displays varying finishes and external materials. It was noted during the site visit that block-paved driveways, as well as landscaping works, are common features within the park. These elements are generally regarded as enhancements to the appearance of individual plots and the overall site, rather than having a harmful visual impact on the surrounding area.
- Although the proposed outbuilding will be visible from the street, its placement at the rear of the site, along with the use of materials matching the brick base of the host dwelling, will reduce its prominence within the area. Therefore, the outbuilding is not expected to detract from the overall visual amenity of the park.

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 proposed works are not anticipated to negatively impact the residential amenity of neighbouring properties. The outbuilding is positioned at the rear of the site, which minimises any potential overshadowing or overbearing effects on adjacent mobile homes. Furthermore, its modest scale and use of materials consistent with the host dwelling ensure it integrates well into the surrounding area without causing significant visual intrusion.
- Other elements of the proposal, such as the landscaping and driveway, are also not expected to generate any issues for neighbouring mobile homes due to their nature and scale.

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 driveway's design, materials, and location are in keeping with similar driveways within the park and are considered appropriate in terms of layout and

accessibility. It is also deemed sufficient to accommodate more than three vehicles, raising no concerns regarding parking provision or highway safety.

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 ☐