

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/98070

**Site Address:** 8 HAWKINS WAY, EASTLEIGH, SO50 9QN

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Retrospective Erection of Garden outbuilding/summer house.

|                                                                                                                                                               |                                                |                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the Urban Edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

|                                                                        |                                     |                                               |
|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                     |                                               |

|                   |                                                    |                                             |                                           |
|-------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None received.                                     |                                             |                                           |
| Parish Council:   | None received.                                     |                                             |                                           |

|                                        |                                                |                                    |
|----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 30 <sup>th</sup> August 2024. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b><u>Site context and surroundings</u></b><br><br>8 Hawkins Way is a three-storey mid-terrace dwelling located within a relatively new residential development. The property features an enclosed rear garden, with direct rear access leading to Hawkins Way. To the front of the site is a park. The surrounding area is characterised by similar brick-built three-storey terraced properties and two-storey link-detached properties. |
| <b><u>Proposal</u></b><br><br>The application seeks retrospective planning permission for the retention of an outbuilding situated at the bottom of the rear garden. The structure has a pitched roof and measures 3.0m in width, 3.0m in depth, and approximately 2.7m in height. It is finished with cream cladding.                                                                                                                     |

## **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 outbuilding is modest in scale and would generally be permitted under development rights, with the exception of its height, which exceeds the 2.5m limit, thereby requiring planning permission. However, the current height of approximately 2.7m is not considered to have a detrimental impact on the street scene. Moreover, as the property is a mid-terrace dwelling, the outbuilding is largely screened from public view along Hawkins Way, resulting in minimal visual impact on the street scene.
- It is also noted that several neighbouring properties have similar sheds and outbuildings in their rear gardens. Therefore, the structure at the application site does not appear incongruous and is in keeping with the character of the area. Furthermore, the use of neutral cream cladding ensures that the outbuilding does not appear dominant.

## **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 size, scale, location, and separation distance from neighbouring properties, the outbuilding is not considered to result in any adverse impacts, such as loss of outlook, light, or privacy. The modest dimensions of the structure also suggest that it is unlikely to be used as an additional bedroom or for independent use, thereby minimising the potential for disturbance to neighbouring occupants.

## **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.
- As the outbuilding is not intended for use as an additional bedroom, no additional parking space is required. Furthermore, the structure does not impact the existing parking provision for the property.

## **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** ☐