

DELEGATED OFFICER REPORT

Application Ref: H/24/98138

Site Address: 10 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective Application: Erection of detached outbuilding for use as residential annexe.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site, however it is noted that there have been applications for work to TPO's trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	Councillors had no objection to this planning application but asked that the condition of no subdivision be included.		
Tree Consultant:	We have no arboricultural objection to the retention of the outbuilding. However, it should be noted that there is a legal duty for the applicant to replace a removed ash tree. The duty is to replant 1no. English oak of 10-12cm girth, to be planted as close to the removed ash tree as possible.		

Site Visit:	Yes ☒	No ☐
Details: 27 th September 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 Bursledon, Hamble-le-Rice and Hound (BHH 21)

Assessment:
<u>Site context and surroundings</u>
10 Bridge Close is a single-storey, two-bedroom detached dwelling situated within a cul-de-sac alongside similar detached bungalows. The property is set back from the road,

providing ample parking space at the front. During the site visit, it was noted that the rear garden is fully gravelled with no lawn area and contains multiple structures, including the detached annexe under this application, a detached garage, and a detached storage shed located behind the garage.

Proposal

This application seeks retrospective consent for a detached outbuilding positioned along the south-east boundary, intended for use as a residential annexe. The annexe measures approximately 12.0m in length, 4.0m in width, and 3.5m in height, with grey plastic timber-look horizontal weatherboarding for the walls and an eco-slate roof finish. White UPVC glazing has been installed for the windows and doors. Internally, the annexe includes a lounge, kitchen/dining area, bathroom, and bedroom. During the site visit, it is noted that the annexe is currently occupied, with a resident living on-site. Written clarification from the applicant indicates that the annexe serves as a living space for the applicant's mother. Utilities are shared with the main dwelling, and there is no hob within the annexe.

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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 21) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Retain the wide grass verges.
 - iii) Maintain the importance of the central open green space and the associated semi-mature broadleaved tree planting in any new development.
 - iv) Maintain the predominant plot widths and continuity in building line.
 - v) Maintain a uniformity in building heights within the street.

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 situated within the rear garden of the property, which reduces its prominence from public viewpoints. During the site visit, it was observed that the outbuilding is only partially visible in glimpses when approaching from the southeast to the northwest of Bridge Close. Furthermore, the property features a UPVC side addition, and the positioning of the outbuilding behind this addition allows it to blend with the existing built form. As a result, the outbuilding does not appear incongruous within the street scene, and its overall visual impact on the street is minimal.
- Although the outbuilding is substantial in size, many properties along Bridge Close have detached structures within their rear gardens, such as garages, sheds, and annexes. This pattern of development is characteristic of the area. Its height and roof design are also consistent with typical outbuildings found in rear gardens along Bridge Close. Therefore, the outbuilding at the application site is considered

to be in keeping with the established character of the area.

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 outbuilding is positioned along the shared boundary with 11 Bridge Close, where the neighbouring property features a detached garage on the other side of the boundary. This garage acts as a buffer between the outbuilding and the main habitable area and garden of the neighbouring property. As a result, it is considered that the outbuilding does not cause any significant loss of outlook, light, or privacy to the neighbouring dwelling. Furthermore, given the single-storey nature of the outbuilding, it does not result in overlooking or cause a significant overbearing effect on adjacent properties.
- Due to the size and facilities provided within the annexe, there were concerns regarding its potential use as an independent dwelling. To address this, a condition will be imposed restricting the annexe's use to being ancillary to the main dwelling. It cannot be sold separately or used as an independent residential unit or for business purposes. This restriction helps to mitigate potential issues related to increased noise or activity.

Trees and landscaping

- There is one Tree Preservation Order (TPO) tree located at the rear of the garden, and the area behind the plot is also covered by a TPO. As a result, the Council's Tree Consultant was consulted on the application. Following a review of the proposal, no arboricultural objections were raised to the retention of the outbuilding. However, it is important to note that there is a legal obligation for the applicant to replace a previously removed ash tree. The applicant is required to replant one English oak (10-12cm girth) as close as possible to the original location of the removed tree.

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.
- While the annexe could potentially increase the demand for parking, the property benefits from ample parking provision. The front of the property and the side driveway can accommodate up to three vehicles, which meets the maximum parking requirement as outlined in the Council's Supplementary Planning Document (SPD).

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 ☐