

DELEGATED OFFICER REPORT

Application Ref: H/24/98368

Site Address: WHITE OAKS, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8AT

Case Officer: Rachael Morris

Description: Proposed erection of a detached garage with a home office (Resubmission of application H/24/97077).

Particular Site Constraints?	Yes ☒	No ☐
• SGN Gas Pipeline Medium Pressure • Within the urban edge		

Planning History?	Yes ☒	No ☐
• T/30775/001/00 - Felling of One Oak Tree on Northwest Boundary of Oaks – Refuse – Oct 1990 • T/30775/002/00 - Lopping of Oak Tree in The Garden of No.1 Ashley Court – Refuse – Aug 1995 • H/20/89345 - Two and single storey side and single storey rear extension – Permit – Apr 2021 • H/24/97077 - Detached outbuilding to front of property – Refuse – Apr 2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Flat 4, Acacia Lodge. Objection. Too much noise and mess already caused by building works at this address for close neighbour's 1 constant music and/or bright lights on well into the night. Flat 6, Acacia Lodge. Objection. <u>LPA Response:</u> A note to applicant to remind the applicant of a code of practice for contractors will be applied to the decision notice which should minimise disturbance during the construction period. If the noise and lights are causing nuisance, then this can be reported to our environmental health team on the Councils website.		
Parish Council:	Objects to this application as issues around the inappropriate location of the building cited as part of the refusal of the previous application have not been addressed.		
Ecology:	<u>Nov 2024:</u> The updated proposed plans and elevations show a bat box on the southwestern corner of the main house and a bird box on the northwestern elevation. These are both acceptable. Elevation drawings of the house are not required; however the applicant should ensure that neither of these boxes is placed above or next to a window or anywhere they would be illuminated by exterior lights. Photos of the proposed locations can be provided with details of the type of boxes proposed before determination or photos of the boxes installed can be conditioned. <u>Oct 2024:</u> From the photos on Google maps the front of the house is completely devoid of vegetation and may be partially paved. The aerial photo shows some structures, and the street view photo does not, so it is not clear to me whether work has already started. Surface water drainage information must be provided with this application. The consultation response from Southern Water states that there are no public surface water sewers in the area. What is the existing surface water drainage system for the house? If there is a working soakaway for the house then it is likely that a soakaway can be used for the surface water drainage from the roof of this		

	outbuilding, with the location to be a minimum of 5 m from any built structure. This must be provided before determination to ensure that appropriate drainage will be available on site. I don't think construction of the outbuilding will affect habitat for protected species, however biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat box and a swift nest box may be appropriate for this site, but may need to be installed on the main house rather than on the outbuilding to achieve the aspect, elevation and flight paths needed by these species. The design access statement proposes that a bat box be installed on the northeast elevation of the garage and a bird box be added to the southwest elevation. The applicant will need to confirm that the bat box can be installed at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day. Alternatively, a bat access tile can be added to the garage roof with an internal bat box under this tile. The bird box location and type must also be specified. The proposed garage is not tall enough for a swift nest box, but other bird nest boxes such as a sparrow terrace may be suitable. Landscape planting should include flowering plants and shrubs to attract pollinators as food for bats and birds.
Southern Water:	Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

Site Visit:	Yes ☒	No ☐
Details: 12/04/2024		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. • Character Area Appraisal BHH 15 states new development should retain the grass verges and the semi-mature/mature broadleaved tree planting along the eastern edge of Providence Hill; maintain the importance of the views east to Providence Hill; maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting. • Policy DM1 states all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents, the character and appearance of urban areas and biodiversity; 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

with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area.

- The Quality Places SPD states “Garage should be sympathetically related to the main dwelling, whether they are adjoined or free-standing. Pitched or lean-to roofs are normally preferable to flat roofs as they are more likely to complement the existing house and locality. In normal circumstances, garages should be in line with or be behind the front of the house.”

Design and layout

- The previous application was refused with a main reason citing *“The proposed development due to its siting would create an incongruous feature at odds with the appearance of the house and neighbouring properties, and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's Quality Places Supplementary Planning Document and Character Area Appraisals (BHH15) Supplementary Planning Document.”*
- The proposed detached garage to the front of the property is set further into the site from the previously refused scheme by approx. 3m and as such would be set back from the front boundary of the plot, helping to retain some sense of the deep frontages within the locality.
- The proposed garage would measure approx. 3.6m high which would be approx. 1.4m lower than the previously submitted proposal. As such, from the street scene within the existing boundary wall, and with the structure set back more, the impact would be greatly reduced.
- The proposed garage would be designed with a hipped roof to reflect the character of the main dwelling. The proposed dark brick would also help to reduce the garage's prominence.
- While the proposed garage would be set forward of the existing building line which is not normally accepted, in this case it is recognised that the plot is narrow and would not allow for any structures to sit in line or behind with the existing front elevation. This revised scheme does result in a set back and sympathetic structure and as such would not be unacceptable.
- The scheme also proposes landscaping to the front boundary to aid in softening the development. A landscaping plan will be conditioned for further detail on this.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The garage does not measure adequately to contribute towards a parking space however, the site does not need to rely on this to provide suitable off-highway parking due to the generous driveway.

Other material considerations

- The development accords with guidance set out in the ‘Quality Places’ SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. A condition restricting the use for commercial or industrial purposes will be applied to the decision notice to protect neighbouring amenity.
- A soakaway is proposed to serve the development which is acceptable. Although this will be covered in detail with building control, Southern Water have written to confirm there are no public surface water sewers in the area and as such on-site drainage is required.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...