

DELEGATED OFFICER REPORT

Application Ref: H/24/98497

Site Address: LARKWOOD, MICHAELS WAY, FAIR OAK, EASTLEIGH, SO50 7NJ

Case Officer: Claire Campbell-Best

Description: Installation of pedestrian and electric vehicular gates (maximum height 1.8m)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area TPO 25-E – To the front of the site Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
F/15/75925	Erection of oak framed carport/bin cycle store	Permit – 12/05/2012
F/09/65595	Construction of detached chalet style dwelling with access from Michaels Way and associated parking and landscaping	Permit – 20/07/2011
F/08/63017	Construction of detached chalet style dwelling with access from Michaels Way and associated parking and landscaping	Refuse – 08/09/2008
Various applications relating to tree works.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Fair Oak Parish Council:	No Objection		
Trees:	Awaiting comments		
Hampshire County Council Highways:	<u>No Objection:</u> There would be no objection to the proposals from a highway perspective. Whilst it is usual for vehicle element of the access gates proposed to be set back into site by a minimum of 6.0m from the highway edge, to ensure no highway obstruction occurs on the highway during gate opening times, it is noted that gates have been in place since at least 2016 (historic googlemap images). This along with the nature of Michaels Way, a relatively low trafficked road, and no known incidents occurring due to the existing gates would make a highway objection unjustifiable in this instance.		
Southern Water Services:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 31/12/2024 – Photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 Appraisals (BIFOHH 49).

Assessment:Site and Surroundings

The application site comprises a detached two storey chalet-style dwelling located on the western side of Michaels Way. The property is set well back from the highway, featuring a large gravel driveway with a detached carport positioned in the southeastern corner of the site. Vehicular access is provided via a dropped kerb, previously accompanied by wooden vehicular gates and bordered by mature hedging and vegetation. The surrounding area is residential in character, consisting of a mix of two storey detached dwellings of varied designs.

Proposal

The application seeks approval for the installation of pedestrian and electric vehicular gates. The gates would be positioned across the vehicular access on the front boundary, supported on posts with the mature hedging and vegetation either side.

The pedestrian gate would have a maximum height of 1.66m and the electrical vehicular gates would have a maximum height of 1.8m; collectively, the gates would span 5.5m in width. The gates would be a dark grey colour and the materials would comprise of chamfered cladding.

Principal

The site is within the urban edge where the principle of development is acceptable, subject to the details of the development complying with the relevant planning policies.

Character and Appearance

- The design of the pedestrian and electrical gates is considered an appropriate addition to the site and is appropriate in terms of its form, scale and appearance. The retention of vegetation on either side of the gates will help preserve the green character to the frontage of the site.
- The design of the gates are in keeping with the character and appearance of the locality. During the site visit, it was noted that vehicular gates are present within the immediate surroundings. The proposed gates are expected to integrate within the existing development and will not detract from the wider street scene.
- The installation of the gates does not constitute an overdevelopment of the site, and sufficient amenity space will be retained following their placement.

Residential Amenity

- Owing to the location and type of development, the physical structure of the gates is not considered to have an adverse impact upon the amenities of the neighbouring properties.
- As such, 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.

Highways Safety and Parking

- Hampshire County Council Highways were consulted regarding the proposed works. While it is typically recommended that vehicular access gates be set back by a minimum of 6.0m from the highway edge, the Highways Officer noted that the existing gates have been in place for several years. Given that Michaels Way is a relatively low-traffic road with no reported incidents related to the current gate placement, the Highways Officer raised no objections to the scheme.
- The proposed gates do not alter the existing parking arrangements on-site, and sufficient parking is available to meet the required standards.
- Therefore, there are no highway safety or parking concerns associated with the proposal.

Trees

- Awaiting Tree Officer comments

Other Matters

- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐