

DELEGATED OFFICER REPORT

Application Ref: H/24/98465

Site Address: 2 FROME ROAD, WEST END, SOUTHAMPTON, SO18 3LJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of car port with associated landscaping

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 related 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:	None received.		
Ecologist:	The tree officer must be consulted on this application due to the incursion into the root protection zone of the oak trees. The existence of a roof in this area would keep water from entering the soil in this area whether or not the paving under the roof is porous. The weight of the parked cars and the porous paving would also impact the root protection zone of the trees. The photos in the planning statement show that the lower branches of these trees have already been removed, so they are not likely to affect the roof of the car port. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.		
Tree Consultant:	<u>13/01/2025</u> We are satisfied with the proposed plan to use 3D cellular confinement. Therefore, we raise no arboricultural objection subject to the following condition: <i>The development must accord with the arboricultural documents reference S03 Rev B and D01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection shown in document S03 Rev B. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.</i>		

	<u>10/12/2024</u> Firstly, we have no issue in principle regarding a car port – the foundation pads are relatively discrete and it is proposed that the ones within the RPAs are hand dug, which is acceptable. Further, we have no significant concerns regarding surfacing the area with porous surfacing – while the roof may inhibit water percolation (regardless of the porous surface), it will still allow gaseous exchange. However, the element that is missing in the application is the construction of the hard surfacing. Traditionally a sub-base would be required, but this could impact the rooting systems because it involves excavation and compaction. Our preference would be to use a 3D cellular confinement system, which sits above current ground level. However, it would also raise the final wearing course height above the surrounding hard standing. As it stands, we would object to the increase in hard standing, unless an engineering solution, as described above, would be accepted by the applicant.
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Site Visit:	Yes ☒	No ☐
Details: 22 nd November 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 53)

Assessment:
<u>Site context and surroundings</u> The application site is situated to the northwest of West End and shares vehicular access with Nos. 4 and 6 Frome Road. The site comprises a two-storey, linked-detached brick dwelling with a generously sized front garden. The surrounding area is predominantly residential, characterised by similar two-storey brick buildings of varying forms, including semi-detached, terraced, and detached properties. <u>Proposal</u> The proposal seeks planning permission for the erection of a double carport within the front garden of 2 Frome Road. The carport is designed to measure approximately 6.5m in width and 6.0m in depth, with a pitched roof reaching a maximum height of 3.1m. The surface beneath the carport will be constructed using a permeable material system, incorporating a geotextile membrane and a gravel layer, to promote sustainable drainage.

The proposal does not include any alterations to the existing boundary hedging or the removal of vegetation.

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.
- While the proposed double carport is sizeable, it is considered well-proportioned in relation to the front garden, which is sufficiently spacious to accommodate a structure of this size without appearing cramped or leading to overdevelopment of the site.
- The open-sided design of the carport further enhances its visual appeal by creating a lighter and less intrusive appearance. Unlike fully enclosed structures, this design helps reduce the visual bulk and minimises the overall presence of the carport when viewed from neighbouring properties.
- Although the carport is positioned within the front garden, its visual impact is limited due to the substantial natural screening provided by tall hedges surrounding the shared vehicle access and the boundaries of the site. These hedges effectively obscure views of the carport from the street scene, ensuring it remains largely hidden from public vantage points and does not significantly alter the character of the wider 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 neighbouring properties most likely to be impacted by the proposed carport are 4 and 6 Frome Road, due to their proximity to the application site. However, given the nature and intended use of the carport as a functional structure for vehicle storage, it is unlikely to result in issues such as overlooking or loss of privacy for these neighbouring occupiers.
- Furthermore, the positioning of the carport within the spacious front garden, along with the separation distance from the neighbouring properties, ensures that it will not lead to any significant loss of light for the adjoining properties. The open-sided design of the carport further mitigates its impact by avoiding obstruction of views and preventing a sense of enclosure. Overall, the proposal is not considered to have a detrimental effect on the residential amenities of nearby occupiers.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local

nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- The application has been reviewed by the Council's Ecologist, who highlighted potential impacts on the root protection zones (RPZ) of nearby oak trees, particularly from the roof structure, which may limit water infiltration, and the weight of parked vehicles on the porous paving. Additionally, it was noted that the lower branches of the oak trees have already been removed, ensuring there is no risk of interference with the proposed carport roof.
- In accordance with Local Plan policy DM11 and paragraph 180 of the National Planning Policy Framework (NPPF), biodiversity enhancements are required. This could include measures such as installing bat or bird boxes and introducing native planting to support pollinators and local wildlife. Relevant guidance and resources have been provided by the ecologist to assist in the implementation of these enhancements.

Trees and landscaping

- The tree consultant initially provided comments on 10/12/2024, noting that the proposed carport is located within the Root Protection Areas (RPAs) of three protected oak trees. While there were no objections in principle to the carport, concerns were raised regarding the potential impact of the proposed hard surfacing on the trees. Although the foundation pads were considered acceptable due to their discrete size and hand-dug installation, the consultant expressed reservations about traditional sub-base construction for hard surfacing, as this could involve excavation and compaction, potentially damaging the tree roots. A 3D cellular confinement system, which sits above ground level, was recommended as a more tree-friendly alternative.
- The applicant submitted a revised block plan and additional information on 09/01/2025. Following a review of this information, the tree consultant raised no arboricultural objections, subject to the implementation of specific conditions.

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 proposed carport is positioned away from the shared access and Frome Road, ensuring that it will not obstruct visibility or impede traffic flow. Therefore, there are no concerns regarding highway safety.
- In terms of parking provision, the proposed carport is intended for vehicle parking within the front garden. As a result, the number of available parking spaces will increase, making the proposal acceptable in this regard.

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 ☐