

DELEGATED OFFICER REPORT

Application Ref: H/24/98481

Site Address: 95 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective erection of shed in front garden

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	Bishopstoke Parish Council decided to object to this planning application on the grounds that the shed is not in keeping with the area, is detrimental to the street scene and is in front of the front line of the property.		

Site Visit:	Yes ☒	No ☐
Details: 13 th December 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9)

Assessment:
<u>Site context and surroundings</u>
The application site is located to the east of Bishopstoke town centre and consists of a two-storey, semi-detached dwelling with front and rear gardens. The plot has an irregular shape and gently slopes from north to south and from east to west, resulting in the property being elevated in relation to Underwood Road, with access provided via a set of steps. The front boundary is defined by a low brick wall, behind which there is a mix of shrubs and trees. The surrounding area is predominantly residential, characterised by formal building layouts around open spaces and intersections.

Proposal

This retrospective application seeks approval to retain a shed located in the front garden of 95 Underwood Road. The shed is positioned in the southwest corner of the site, behind a low brick boundary wall. It features a gable roof and measures approximately 2.4m in height, 5.0m in width, and 3.5m in depth. The shed is constructed from timber and finished in a dark green colour.

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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 9) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections and open spaces.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - iii) Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
 - iv) Maintain the importance of the open green spaces at the centre of loops in any new development.
 - v) Maintain a uniformity in building heights within each 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.
- There are reservations regarding the siting of a shed within the front garden, as such structures are often prominent and can stand out, particularly given the site's elevated position and its location facing the junction of Underwood Road and East Drive. However, following a site visit, it was noted that the shed's dark green colour and timber material blend effectively with the surrounding vegetation, which helps to reduce its visibility within the street scene. As a result, the shed does not appear overly prominent, and it is considered that its visual impact on the street scene is minimal. On balance, it cannot be concluded that the shed causes harm to the street scene to a degree that would warrant refusal.
- Currently, the shed is highly screened by the existing vegetation along its western side. To ensure its visual impact remains limited, a condition will be imposed requiring the retention and enhancement of the existing vegetation, supplemented with additional planting. This will further help to reduce its prominence and preserve the character of the area.
- While there is some concern regarding the potential for setting a precedent, it should be noted that each application is assessed on its individual merits. Any future proposals of a similar nature will be evaluated on a case-by-case basis,

considering their specific context and design quality.

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.
- During the site visit, it was observed that the shed appears to be used primarily for storage and is not of a size or design that would facilitate its use as a separate dwelling. As such, it is considered an ancillary structure to the main dwelling and is unlikely to result in any adverse impacts on the residential amenity of neighbouring properties.
- The shed is situated at a sufficient distance from neighbouring properties to mitigate any potential issues related to loss of light, overshadowing, or loss of outlook.

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 position of the shed will not impact the existing parking arrangements on the site. Although it is located within the front garden, it is situated a sufficient distance away from the road and is screened by existing vegetation. As such, it is not considered to have any effect on highway safety.

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 ☐