

DELEGATED OFFICER REPORT

Application Ref: H/24/98590

Site Address: ALLINGTON MANOR, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Case Officer: Charlie Vallis

Description: Erection of garden room in rear garden

Particular Site Constraints?	Yes ☐	No ☒
Within the countryside		

Planning History?	Yes ☒	No ☐
- Z/17210/000/00 – Change of use of part of dwelling to health centre – Permit – Aug 1976 - Z/17210/001/00 – Use of Allington Manor for boarding and treatment of children with learning difficulties, outline application for 50% extension – Permit – Jan 1978 - Z/17210/002/00 – Two storey side extension – Permit – July 1978 - Z/17210/003/00 – Single storey detached building – Permit – Apr 1979 - Z/17210/004/00 – Siting of 2 portacabins – Refuse – Aug 1979 - Z/17210/005/00 – Erection of 3 single storey classrooms – Refuse – Aug 1979 - Z/17210/007/00 – Erection of single storey building to accommodate two classrooms – Permit – Oct 1979 - Z/17210/008/00 – Single storey side extension to provide lobby/cloakroom – Permit – Feb 1980 - Z/17210/010/00 – Siting of two caravans and one mobile home – Refuse – Dec 1980 - Z/17210/012/00 – Change of use from residential school to rest/nursing home – Permit – July 1981 - Z/17210/014/00 – Siting of a mobile classroom – Permit – Mar 1984 - Z/17210/015/00 – Single storey extension to existing store – Permit – Oct 1985 - Z/17210/016/00 – Two storey side extension to residential school – Permit – May 1986 - Z/33702/000/00 – Construction of detached garage – Permit – Aug 1995 - F/08/64236 – Change of use of existing residential property into 3no. dwellings with elevational & internal alterations & associated car parking – Permit – Sept 2009 - F/14/75333 – Construction of detached double garage – Permit – Nov 2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>30/01/25</u>: I have reviewed the site photos and the location of the proposed garden room. Although the grass near the proposed works is closely mown, due to the presence of a pond nearby, many ponds in the wider area and records of great crested newts within 500m, a preliminary ecological appraisal including a habitat suitability index and risk calculator for each of the nearby ponds will be required. It is possible that further surveys for great crested newts will be required. The great crested newt survey season is very short running from mid-March through mid-June, with at least two surveys needing to be done between mid-April and mid-May. If the timing is missed it will be another year before these surveys can be done. District level licensing is an alternative to surveys which could be considered by the applicant. I would recommend that the newt officer, Katie Ewers also be consulted on this application.		

	As the presence of protected species is a material consideration, this information will need to be provided before determination. <u>18/12/24:</u> This site is in a red impact risk zone for great crested newts, with a pond in the rear garden. Red (highly suitable habitat) or Amber (suitable habitat, likely to be present) – When development falls into the red or amber zones on the impact risk map, developers must prove to their local planning authorities that their development plans pose 'no risk' to great crested newts. There are records of bats near this site. Photos of the proposed area are required to determine whether the proposed garden room would affect habitat suitable for nesting birds, bats or great crested newts. A surface water drainage plan is also required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraphs 187(d) and 192(b). A bat brick and a swift brick may be appropriate for this building.
--	---

Site Visit:	Yes ☒	No ☐
Details: 15/01/2025		

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, S2 and S5; and Development Management policies DM1, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:
<u>Site and surroundings:</u> ▪ The application site is located along Allington Lane which serves as a link road between Southampton and Fair Oak, hosting sporadic development along its length. ▪ Allington Manor has been subdivided into three dwellings with the application site being the southern-most dwelling. Part of its curtilage is enclosed by fencing, beyond which its gardens blend into countryside views. <u>Principle:</u> ▪ The application site is located within the countryside, where the principle of development is not accepted unless in accordance with the policies in the local plan. Residential extensions within the countryside are allowed under policy DM26, which sets out the following criteria: “the extension [...] of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:

(a) the extension [...] will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and ...

(c) no additional dwellings are created.”

- Although not explicitly related to outbuildings, the guidance set out in policy DM26 would be relevant to this proposal as a form of extending an existing dwelling, and as such has been used as a basis for its assessment.

- The general criteria for new development outlined in policy DM1 has also informed assessment. This policy states:

“All new development should:

(a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of [...] the countryside [...]; biodiversity (avoiding significant adverse impacts); and ...

(c) 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.”

Proposal and background:

- This application proposes the construction of a garden room in the southeast corner of its fenced garden area; measuring 6 metres in width, 4.5 metres in depth and 2.5 metres at its highest.
- In planning permission F/08/64236, future permitted development rights were removed from the host dwelling to “protect the character and appearance of the dwellings and area.” The proposed garden room would otherwise comply the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E and as such is a material consideration in this application. The main matter for consideration would be the impact of the proposal on the character and appearance of the site and surroundings in the countryside.

Design and layout:

- Due to the proposal’s single storey nature, modest size and positioning within an existing fenced garden area, the proposal is proportionate to the dwelling and the surrounding area.
- The proposal would not extend the developed area beyond existing residential curtilage, whilst views into the countryside are unlikely to be significantly affected given its modest size.
- Externally, the garden room would be finished in warm white fibre/cement cladding, which is similar in colour to those used on the host dwelling and its existing garage/outbuildings. These materials are considered sympathetic and in keeping with the character and appearance of the host dwelling and its locality.
- The proposal is considered to accord with both DM26 and DM1 (Local Plan 2016-2036) in that it would represent a proportionate addition to the host dwelling and takes account of the locality through appropriate materials, layout and scale.

Residential amenity:

- In relation to the other dwellings in the sub-divided Allington Manor, the proposal would not result in any loss of light, outlook or privacy to these properties, due to the orientation of the host dwelling.
- The sparse and verdant nature of the surrounding area mean that other neighbouring properties (i.e., Allston – located approximately 65 metres south of the proposed development) are sufficiently distanced and well screened by mature vegetation so as not to be significantly impacted by the proposal.
- The development therefore 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.

Ecology:

- Nature Space, a leading consultee for newts, recommend that for householder planning applications, all three of the following criteria must apply before the Newt Officer is consulted: "The site lies in the red or amber impact risk zones; There is a pond onsite or within 50m of the red line boundary; There is suitable habitat affected by the development proposal (e.g., rough grassland, meadows, woodland, scrub, log piles, rubble piles, hedgerows, ponds and ditches)".
- In this case, only two of these criteria apply, as the proposal is not considered to have a direct impact on the habitats listed above. Therefore, it is considered disproportionate to request any ecological surveys, particularly given that the proposal is within the limits set out in permitted development guidelines for residential outbuildings.
- Ecological impacts will be mitigated through a condition outlining precautionary working methods, whilst biodiversity enhancements in the form of a bat brick/box and swift brick/box will be secured through a condition.

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.

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 ...