

DELEGATED OFFICER REPORT

Application Ref: H/24/98536

Site Address: 88 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed 2.no carports

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:	Object on the basis of overdevelopment due to its size and not in keeping with street scene.		
Ecologist:	<u>20/12/2024</u> No objection subject to provision of a surface water drainage plan and biodiversity enhancements which can be conditioned. <u>03/12/2024</u> The only photos of the site on Google maps are from when the house was still under construction and the landscaping was not yet installed. It is not clear how much of this proposal would be on existing paving and how much of the garden would be covered by the double carport. Photos are required of the existing site including any vegetation that would be impacted by construction. Surface water drainage information is also required. There are records of bats, adders, common lizards, slow worms and badgers nearby, with hedgehogs recorded in the wider vicinity. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180 and the proposal must demonstrate no net loss of biodiversity.		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/24/98536).		

Site Visit:	Yes ☒	No ☐
Details: 13 th December 2024.		

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 Appraisal for Hedge End, West End and Botley (HEWEB 29)

Assessment:

Site context and surroundings

88 Bursledon Road is located on the southern edge of Hedge End, part of a small row of four contemporary two-storey brick dwellings. The application property, along with its immediate neighbours at 82, 84, and 86 Bursledon Road, sits on higher ground compared to Bursledon Road and is accessed via a shared driveway. The surrounding area is predominantly residential, with a varied mix of property styles and ages.

Proposal

The application seeks planning approval for the construction of a double carport. The proposal includes extending the existing paved parking area in front of the main building to accommodate the carport, which will be positioned at the southeast corner of the property. The carport will be constructed from brickwork and softwood weatherboard cladding, with a slate roof, and will measure 5.0m in width, 5.5m in depth, and approximately 3.89m at the highest point.

However, it is considered that this proposal would affect the street scene and appear incongruous with the surrounding area. This concern will be addressed in more detail in the following sections of the report.

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 Hedge End, West End and Botley (HEWEB 29) which provides the following guidance on developments and that they should ensure that:
 - i) Mitigate the effects of the heavy vehicular traffic on Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - ii) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.
 - iii) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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.

- The proposed carport is to be situated at the front of the property, on elevated ground in relation to the road. This positioning makes it highly visible from the street, and therefore it would become a dominant feature in the immediate vicinity. During the site visit, it was noted that the hedges along the front boundary, which would have historically provided a degree of screening, have either been removed or have deteriorated. As a result, the carport will be exposed to public view, exacerbating its visual prominence. The absence of screening would leave the structure highly visible, making it an overly intrusive feature that dominates the street scene.
- In addition to its prominent location, the proposed carport would not feature an open design but instead would incorporate solid brick walls. The introduction of such a heavy, enclosed structure at the front of the property would be jarring in the context of the surrounding open-fronted gardens. The design, with its solid roof and fully enclosed nature, further contributes to its visual bulk, making it appear more like an outbuilding or a permanent structure rather than a light addition. The overall result is a structure that appears overbearing, diminishing the sense of openness and space.
- Furthermore, no examples of similar carports are situated at the front of properties in the immediate area. The absence of such structures highlights that this type of development would appear incongruous.
- In summary, the prominent location, lack of effective screening, absence of similar precedents in the area, and the bulky, enclosed design of the structure all contribute to the conclusion that the proposal would not be in keeping with the character of the area and would have a detrimental effect on the street scene. As a result, the proposal is not considered supportable.

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.
- Given the nature of the proposal and the separation distance between the carport and neighbouring dwellings, the carport is not considered to have any adverse impacts on residential amenity. Specifically, the proposal is unlikely to result in a loss of light, loss of privacy, or loss of outlook for adjacent properties.

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 council's ecologist has reviewed the proposal and advised that the area proposed for the carports does not contain any significant vegetation and is not considered to provide habitat for protected species. Therefore, the ecologist has raised no objections, subject to the provision of a surface water drainage plan and the inclusion of biodiversity enhancements. Had the application been considered

acceptable in other regards, this information would have been requested and could have been secured through conditions.

- It is also important to note that the site lies within an amber impact risk zone for great crested newts. As required by the impact risk map, developers must demonstrate that the development poses no risk to these species, should the application be deemed acceptable.

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 proposal is intended to provide two parking spaces, in addition to the existing parking area within the front paved driveway and the attached garage. Given these provisions, the site is considered to have more than adequate parking space to meet the needs of the property.

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:

Reasons of refusal

The proposed double carport, due to its prominent position, lack of surrounding screening, and bulky design, would appear out of place within the street scene, resulting in a detrimental impact on the character of the area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2024).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments:

Amendments would not resolve the core issues identified, and therefore the application has been refused in its current form.