

DELEGATED OFFICER REPORT

Application Ref: H/25/98744

Site Address: 50 MERION ROAD, BOTLEY, SOUTHAMPTON, SO32 2SR

Case Officer: Charlie Vallis

Description: Proposed construction of a single-storey veranda to the rear of the property.

Particular Site Constraints?	Yes ☐	No ☒
▪ Within the urban edge		

Planning History?	Yes ☒	No ☐
▪ O/12/71514 – Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman's equipment store and the development of 1400 homes with access from Winchester Road and Maddoxford Lane (with upgrades to the Winchester Road/Woodhouse Lane Junction and approaches and Maypole Roundabout, construction of Sunday's Hill Bypass and approaches, extension to existing hotel (including new conference and leisure facilities, 44 no. new bedrooms and car parking), creation of new local centre (incorporating energy centre, pub, assisted living accommodation, retail and employment floorspace, including change of use of Braxells Farm House to employment), primary school, multi purpose community building, sports and open space facilities including play areas, allotments and Multi-Use Games Area, and changing facilities, together with construction of roads, footpaths (including diversion of Footpath No. 2) and cycle ways, and pumping stations. (Amended) – <i>Grant outline permission – Nov 2013</i> ▪ R/15/77552 – Reserved Matters Application (Pursuant to outline planning permission O/12/71514 which was subject to an Environmental Impact Assessment) for the spine road infrastructure together with foul and surface water drainage networks, landscaping and associated works. This application includes the diversion of Footpath No. 2 – <i>Approve the reserved matters – Feb 2016</i> ▪ R/16/79470 - Reserved matters application (pursuant to outline planning permission O/12/71514 which was subject to an Environmental Impact Assessment) for the erection of 889no. dwellings, community building, multi-use games area, land for use as allotments, open space, road infrastructure, pedestrian and cycle links, foul and surface water drainage networks, associated landscaping, car parking, changes to levels, boundary treatments and diversion of Botley Footpath Number 2 – <i>Approve the reserved matters – Oct 2017</i> ▪ X/18/83548 – Section 73 Application: Minor Material Amendment (MMA) application for variation to Condition 1 to allow the substitution of house types within Bovis Parcel C3, C5, C6 and C7 (Phase 2) of Reserved Matters application R/16/79470 – <i>Permit – Oct 2020</i>		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 03.03.2025		

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 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:Principle:

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 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 urban areas; ... (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”.

Site and surroundings:

- The application site is located towards the centre of Merion Road and contains a two-storey detached dwelling with a detached garage to the east and a fully enclosed garden to the rear.
- The site forms part of a new residential development where there is a strong sense of uniformity between the properties.

Proposal:

- The application proposes a single storey veranda to the rear of the property. This would measure approximately 3 metres in depth, 7.9 metres in width, with an overall height (to the top of the roof lantern) of 3.6 metres.

Design and layout:

- The proposed veranda is considered suited to the host dwelling in its form, scale and appearance, representing proportionate addition to the host dwelling.
- It may be visible from the street scene, from the northern boundary of the property; however, would largely be screened by an existing boundary wall and double garage. Given its modest scale, its affect is unlikely to be significant.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and would not affect existing car parking arrangements.
- The use of facing brickwork to match the host dwelling, on the supporting pillars and to the sides of the veranda, ensures that the proposal remains in keeping with the host dwelling.
- Solar panels are a common feature in the locality and therefore would not be considered an unacceptable addition to the proposed veranda.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate materials, layout and scale.

Residential amenity:

- 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.

- The proposal has been set back by approximately 3 metres from the closest shared boundary (with no.48 Merion Road) which is likely to mitigate potential for loss of privacy.
- Neighbours to the rear of the host dwelling are sufficiently distanced and, given the modest height of the proposal, are unlikely to be significantly affected by the proposal.

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 ...