

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/98624

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

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Installation of two 12W Midea heat pumps and a new heating and hot water system to replace the existing oil-fired boiler system

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|---------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within Designated Countryside</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/31646/000/00 - 2 storey side extension - Permit - 28/06/1990</li><li>• Z/31646/001/00 - Change of use of upstairs room from residential to office - Permit - 19/11/1996</li></ul> |                                                |                                    |

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| <b>Publicity:</b>     | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:      | None were received.                                                                                                                                                                                                                                                                             |                                             |                                           |
| Parish Council:       | No comments received.                                                                                                                                                                                                                                                                           |                                             |                                           |
| Ecologist:            | I don't foresee any impacts on protected species as a result of this proposal.<br><br>Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building. |                                             |                                           |
| Environmental Health: | Due to the considerable distance to the closest neighbouring property there are no concerns about the proposed works.                                                                                                                                                                           |                                             |                                           |

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|------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                       | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 26 <sup>th</sup> February 2025. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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, DM2, DM8, DM11, DM14 and DM26.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

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| <b>Assessment:</b> |
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### **Site context and surroundings**

Allston is a six-bedroom detached dwelling situated on Allington Lane, set within a substantial plot. The property is positioned well back from the main road and accessed via a long private driveway. A sign near the entrance gate indicates that the premises are also used for piano tuition. The surrounding area is predominantly rural, characterised by open countryside with sporadic residential development. The vicinity comprises a mix of residential, non-residential, and agricultural properties, with residential buildings typically consisting of detached houses and bungalows.

### **Proposal**

The application seeks planning permission for the installation of two 12kW Midea heat pumps and a new heating and hot water system to replace the existing oil-fired boiler. The proposed heat pumps will be positioned at the rear of the property and will each measure 1,385mm in width, 945mm in height, and 410mm in depth. The units are of a standard design and will be white in colour.

### **Policy and Principle**

The application site lies outside the urban edge and is within designated countryside. Here, the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes, or for residential extensions as supported by Policy DM26. Strategic Policy S5 also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation.

### **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 proposal would not introduce any significant built form and therefore would not adversely impact the rural character of the area.
- The proposed heat pumps have a conventional design, with a box-like appearance similar to the existing system. Moreover, given their placement at the rear of the property, they will not appear as incongruous additions to the site.
- Furthermore, their position ensures they will not be highly visible from the public realm or neighbouring properties. As a result, the proposal is not considered to have a significant impact on the street scene.

### **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.
- Due to the nature of the proposal and the location of the heat pumps, which are positioned away from neighbouring properties, there will be no impact in terms of loss of privacy, outlook, or light.
- The Council's Pollution Team has reviewed the proposal and confirmed that, given the considerable distance to the nearest neighbouring property, there are no concerns regarding noise or other potential disturbances from the installation.

## **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 site is in a red impact risk zone for great crested newts (GCN), and therefore the council's Ecologist has been consulted for this application. After reviewing the proposal, it is indicated that the nearest records of GCN are across the railway line which presents a barrier to migration or more than 500 m from the site. Also, the area proposed for the heat pumps appears to be existing hard standing next to the house, meaning no harm to protected species is expected.
- Biodiversity enhancements will be required, with a recommendation to include a bat brick and a swift brick in the building.

## **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 positioning of the proposed heat pumps will not affect the existing parking arrangements on site. As such, the proposal will have no impact on highway safety or parking provision.

## **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** ☐