

DELEGATED OFFICER REPORT

Application Ref: H/25/99082

Site Address: 12 RIGBY STREET, NORTH STONEHAM PARK, EASTLEIGH, SO50 9RF

Case Officer: Charlie Vallis

Description: Proposed garage conversion to form habitable area / office and new parking bay

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within an Article 4 direction area - excluding Classes IV(2) and VI(1) from permitted development		

Planning History?	Yes ☒	No ☐
• O/15/76023 – Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - 1100 dwellings; - residential care home; - creation of a new local centre - including a new primary school, children's pre-school nursery, community building, retail, office and other buildings and car parking; public open space, children's play equipment, associated hard and soft landscaping and works; - foul and surface water drainage measures including pumping stations; access from Chestnut Avenue and Stoneham Lane, Chestnut Avenue/Nightingale Avenue, Chestnut Avenue/Stoneham Lane, Stoneham Lane/Stoneham Way Junctions and new accesses onto Stoneham Lane); new footway/cycleway links; 2) extension to Lakeside Country Park on land east of Stoneham Lane, including new pedestrian links, landscaping and associated works; 3) construction of a new cycleway/footway along Stoneham Lane (from north/east of St Nicolas Church, southwards to the administrative boundary with Southampton City); 4) use of land south of Junction 5 of the M27 motorway for playing pitches and construction of associated facilities (including changing pavilion/hub building, spectator stands, enclosures, all-weather playing surfaces; floodlighting); with new accesses onto Stoneham Lane; parking; new footway/cycleway; landscaping and associated works; and 5) associated engineering operations; on and off-site supporting infrastructure necessary to facilitate development of the site – Grant outline permission – Jan 2016 • R/17/79892 – Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023 which was subject to Environmental Impact Assessment) for the erection of 560 dwellings comprising parcels 2A / 2B (part) and 3B / 4A; public open space in parcels 3C (part) and 1E; access road within parcel 1D/1B (Local Centre/Primary School); a pumping station within parcel 4B on land to the east of Stoneham Lane; associated landscaping, drainage, car parking, refuse storage and boundary treatments. Proposal to include diversion of existing public right of way (footpath 54). (Stage 1) – Approve Reserved Matters – May 2017 • H/24/97706 – Conversion of garage to habitable accommodation – Refuse – Sep 2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No Objection		
Ecology:	<u>22/4/25:</u> The tree adjacent to the parking space was likely to have been part of the biodiversity requirements of the original development and a new tree will need to be planted if one has been removed. I don't see any potential bat roost features on the house or garage that would be affected by this proposal. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192		

	b. A bat box and a swift nest box may be appropriate enhancements for the house. The strip of land along the driveway can be planted with a variety of flowering plants to attract pollinators as food for bats and birds.
Eastleigh Local Area Manager:	<u>14/4/25</u> : I haven't visited site for an up to date look but Streetview shows the agreed landscaping including a tree still in existence. The applicant says there isn't one. Retaining or replanting the agreed tree might affect or prevent one of the three proposed spaces. Local Cllrs would be opposed to the potential loss of both tree and or parking. As the loss of one tree requires the planting of two replacements.

Site Visit:	Yes ☒	No ☐
Details: 14/05/2025		

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, DM13 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The application site contains a 4-bedroom semi-detached property with an attached garage to the side, set within a newly built estate. The application proposes a garage conversion to create a playroom and a home office. The provision of 1no. additional parking space within their existing side garden space is also proposed. The development is considered acceptable and complies with policies DM1, DM11, DM13 and DM14 from the 2016-2036 local plan, in that: <u>Principle and background:</u> • The development is within the urban edge where the principle of development is acceptable. • Condition 3 of its original planning permission R/17/79892 outlines that: "The garages hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes. Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety." • This would therefore form a material consideration in the assessment of this application, with the main consideration of this application being provision of on-site car parking and highway safety. <u>Parking and highway safety:</u> • The dwelling currently functions with the appropriate number of car parking spaces, in line with the requirements under the Residential Parking Standards SPD for the provision of 3no. on-site car parking spaces for a 4no. bedroom dwelling. • The application proposes to create 1no. on-site car parking space to compensate for the loss parking associated with the garage conversion. This allows the dwelling to

continue to meet the parking standards and the development is therefore not likely to adversely impact highway safety.

- The proposed parking space would be accessible via an existing dropped kerb and would have adequate width to ensure that the proposed parking space is useable. A condition will be applied to ensure that the parking is in place prior to the garage conversion, ensuring that adequate parking is maintained throughout the development.

Design and layout:

- The existing frontage of the garage would be retained, therefore the impact of the proposal on the street scene is unlikely to be significant.
- The existing tree and planting bed to the front of the property will be retained, without impacting access to the additional parking space. A condition will be applied to secure their retention in the interests of visual amenity.

Residential amenity:

- The proposal does not involve an increase in built form, whilst the proposed windows would be at ground floor level and well screened by existing boundary fencing.
- The development would therefore accord with the 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.

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 ...