

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/99248

**Site Address:** LARKWOOD, MICHAELS WAY, FAIR OAK, EASTLEIGH, SO50 7NJ

**Case Officer:** Charlie Vallis

**Description:** Carport conversion to create integral garage and storage.

|                                                                                                                                                                            |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <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 the Urban Edge</li><li>• TPO 25-E to the front of the site</li><li>• Southern Water Sewers 2m Buffer – Foul Sewer</li></ul> |                                                |                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/08/63017 – Construction of detached chalet style dwelling with access from Michaels Way and associated parking and landscaping – Refuse – Sept 2008</li><li>• F/09/65595 – Construction of detached chalet style dwelling with access from Michaels Way and associated parking and landscaping – Permit – July 2011</li><li>• F/15/75925 – Erection of oak framed carport/bin cycle store – Permit – May 2012</li><li>• H/24/98497 – Installation of pedestrian and electric vehicular gates (max height 1.8m) – Permit – Jan 2025</li></ul> |                                                |                                    |

|                   |                                                                                                                                                                                                                                                                                                                                                                                |                                             |                                           |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <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 Objection                                                                                                                                                                                                                                                                                                                                                                   |                                             |                                           |
| Southern Water:   | Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. |                                             |                                           |
| Ecology:          | <u>13/05/25</u> : I don't see any potential bat roost features in the existing carport however bats could use this open structure as a feeding perch at night. 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 may be appropriate for this building.                           |                                             |                                           |
| Tree Officer:     | No objection                                                                                                                                                                                                                                                                                                                                                                   |                                             |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 28/05/2025 |                                                |                                    |

|                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                              |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                    |
| <b>Development Plan:</b><br>The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals (BIFOHH – 49).                                                         |

|                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment:</b>                                                                                                                                                            |
| The application site contains a detached two storey dwelling located on the western side of Michaels Way. The property is set well back from the highway, with a large gravel |

driveway and detached carport to its front. The surrounding area is residential in character, consisting of a mix of two storey detached dwellings of varied designs.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The application site lies within the urban edge where the basic principle of development is acceptable.

Design and layout:

- The application proposes the conversion of its existing carport to a garage.
- The design of the proposed garage is considered well-suited to the application site in terms of its form, scale and appearance.
- The carport is currently well screened by its front gate and boundary hedging/fencing, with its roof visible from the street scene. Enclosing of the carport would therefore not be an overly prominent addition within the street scene.
- The proposals would not represent overdevelopment of the site and would continue to meet parking standards.
- The proposed garage does not meet the internal size requirements for a garage parking space (3m X 6m) as set out in the Residential Parking Standards SPD; however, there continues to be sufficient space on its driveway to accommodate the required 3no. car parking spaces for a 4-bed dwelling.
- The choice materials are in-keeping with the character of the area, matching those used on the rear and south of the existing carport, in-keeping with the existing structure and not likely to be visually intrusive to the street scene.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials and scale.

Residential amenity:

- The installation of 1no. window to the north elevation would not significantly affect neighbouring privacy given its orientation and positioning approximately 15m from the nearest neighbouring window.
- The proposal to clad the open sections of the existing carport would not result in significant impacts on the amenity of the neighbouring properties in terms of loss of light or outlook. It is therefore considered to accord with the guidance set out in the 'Quality Places' SPD.

Ecology:

- The council's ecologist has outlined that the hanging tiles to the front of the main building may host potential bat roost features. However, given the separation of the carport to the main dwelling this is not likely to be affected.
- Biodiversity enhancements in the form of a bat box will be recommended, in line with the comments from the Council's ecology officer.

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: | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...    |                                                   |                                        |