

DELEGATED OFFICER REPORT

Application Ref: F/25/99120

Site Address: 40 GRANGE PARK MOBILE HOMES, , SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Gregg Chapman

Description: Application for a shed and landscaping/hard-standing, including parking area, and new boundary fencing.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge EBC Owned Land		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection providing the size of the plot is in keeping with the statutory minimum distances between each residence are met, if not then the Council would object. <u>Case Officer Note:</u> Whilst the mobile home itself does not require planning permission, it is apparent from the submitted plans and communication with Portsmouth City Council (Park Homes Management and Licencing Team)(on behalf of Eastleigh Borough Council) that space does exist to accommodate the space between each resident.		
Asset Management:	No response received		
Tree Officer	No objection – There are a couple of conifer trees on site, and a willow off-site, but within influencing distance of the proposed development area. None of the tree are statutorily protected. As hardstanding already exists, we consider that the area closest to the willow tree is already “developed” and, therefore, do not have any significant concerns regarding the root system. Whilst we acknowledge that the new mobile home will be close to the willow tree than the one on eth site previously, we feel that there should not be a significant increase in the potential for conflict. In addition, cyclical management of willow trees is not uncommon and can be introduced, if deemed necessary. Finally, the loss of the two conifers is not significant from an amenity perspective. Whilst we prefer the retention of trees		

Site Visit:	Yes ☒	No ☐
13/05/2024		

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 Appraisals.

Assessment:

Site and Proposal

The application site is a plot for a static mobile home located in the Grange Park Mobile homes site in Hedge End. The mobile home is not currently on site. The footprint of the mobile home to be placed on site is shown upon the submitted plans. It would be set back from the road. There is a hardstanding area currently which formed the base of the former mobile home, and there is a shed on site. The remainder of the site is set to grass. There is a large tree to the west of the caravan, and two smaller trees to the north east.

This application seeks approval for the replacement of the existing shed and the formation of landscaping/hard-standing, including a parking area, and new boundary fencing.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential properties are considered to be acceptable in principle.

Design and Appearance

The proposed hard standing areas would extend the front hard standing and replace the private side grassed area, as such some of the green space within the site and the surrounding street scene would be lost. However, these areas are modest in size, and it was noted during the site visit the immediate street scene is varied with no uniformity in character or style and with such hardstanding being part of the wider character. The grass area to the west (outside of the application site) which contains a large Willow tree would remain, providing a green setting. The replacement of the mobile home does not require planning permission, not being development, and the Tree Officer has confirmed that the changes to the hard standing, and removal of two fir trees do not warrant any objection.

The siting of the proposed short run of 1.8 metre fence adjacent to the highway (off set by grass verge) and the replacement shed within what would become a private enclosed area, are not considered to have an significant detrimental impact upon the character and appearance of the area.

Residential Amenity

The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenities of neighbours. A private area would be created, which is appropriate for residential environments.

It is noted that the proposed plans show a 1.8 metre closed boarded fence to the boundary with 39 Grange Park, and annotates this as existing, which it is not, being a low fence. Notwithstanding this inaccuracy, the erection of such a fence, where it is not adjacent to the highway does not require planning permission.

Highways Safety and Parking

The proposal would provide an area of hardstanding that would allow for off street parking. A number of other plots in the vicinity have this arrangement, and it would provide less stress to on street parking spaces and laybys without detriment to highway safety.

Other Matters

- Due to Eastleigh Borough Council owning the Grange Park Mobile Homes site, the Asset Management Team (Portsmouth City Council) were consulted. They have provided no response. However, the applicant has provided copies of communication with them, which has confirmed their agreement to the proposals.
- Certificate B was signed as part of this application and adequate notice has been served to the landowners (Eastleigh Borough Council)
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐