

DELEGATED OFFICER REPORT

Application Ref: H/25/99337

Site Address: 10 GOATER WAY, FAIR OAK, EASTLEIGH, SO50 7HT

Case Officer: Gina Aftanas

Description: Extension of tarmac driveway and relocation of soakaway

Particular Site Constraints?	Yes ☒	No ☐
Within the Countryside Great Crested Newts IRZ – Amber Zone		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/28807/000/00	Outline: Residential development	Refuse – 25/04/1986
F/17/82099	Residential development of 59 no. dwellings with new vehicular access to Mortimers Lane and associated works	Permit – 05/07/2018
V/18/84000	Affordable Housing clause variation	Permit – 16/01/2019

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	12 Goater Way – support: “Reviewed the plans, see no issues with this and the extension of the driveway is in line with the planning application submitted for my own property that was approved by the local planning authority under reference H/24/97605”		
Parish Council:	No Objection		
Ecology:	No Objection This site is in an amber impact risk zone for great crested newts, however the aerial photo of the site available on Google maps shows that there is no connected habitat which could be used by newts in this area. There are records of badgers nearby, however this proposal would not affect habitat used by badgers. As a precaution, any excavations must be covered at night to prevent animals from falling in or fitted with a slanted rough board as a small animal escape ramp. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. Enhancing the remaining garden with flowering plants to attract pollinators would be appropriate for this site.		

Site Visit:	Yes ☒	No ☐
Details: Site visit completed 02/06/2025 – photographs on file		

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, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site and Surroundings

The application site falls within designated countryside, it consists of a two-storey detached dwelling half-way along Goater Way, leading off Mortimers Lane. The property is set close to the public path with front and side grass areas and off-road parking to the eastern side of the property. The surrounding area is residential in nature and features similar style housing.

Proposal

The application seeks approval for an extension of the tarmac driveway. The proposal is to extend the driveway by approximately 1.4m along with the soakaway. This takes the total driveway size from approximately 3.1m to 4.6m in width with the length of the driveway to remain the same.

Design and Layout

The design and layout respects the character and appearance of the locality. The use of matching surface materials and the small scale of the proposal will ensure minimal harm to the street scene as the surrounding properties all possess similar but varied size frontages, conforming with policies DM1 and DM26.

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, as the proposal relates to ground level works to extend a driveway.

The development would not be an overdevelopment of the site as sufficient amenity space would be retained.

Parking

The proposed works will create a wider driveway, but the amount of parking on-site will remain the same. The pathway and small grass area will be lost due to the works, but this will be of minimal impact.

If an extension to the dropped kerb is desired, permission will need to be sought after from Hampshire County Council before this can be undertaken. Details of this process can be found via the following web address:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Other Material Considerations

- a. There will be no adverse impact upon trees or other natural features worthy of retention.
- b. 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

Recommendation:

PERMIT ☒

REFUSE ☐