

## **(HEWEB, Hedge End, West End and Botley Local Area Committee, 25<sup>th</sup> January 2021)**

**Application Number:** H/20/89080  
**Case Officer:** Rachael Morris  
**Received Date:** 23/10/20  
**Site Address:** 2 Fairlie Close, Hedge End, Southampton, SO30 4WQ  
**Applicant:** Cllr Ian Corben  
**Proposal:** Construction of a Victorian Greenhouse

**Recommendation:**  
PERMIT

---

### **CONDITIONS AND REASONS:**

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, BLOC 01 and 5818/T Sheet 1 and 2

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 5 of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

### **Report:**

1. This application has been referred to Committee because the applicant is an elected member.

## **Site Characteristics and Character of the Locality**

2. The site is located in Fairlie Close, a cul-de-sac off Stephenson Way which is a residential road off Maunsell Way.
3. The cul-de-sac is made up of 8 houses which are all detached and set back off the highway with driveways and front gardens.
4. This property forms an end dwelling in a line of houses which is adjacent to Maunsell Way and backs onto another residential area with an area of woodland beyond the boundary wall. The house sits well within the street and follows the same design characteristics.

## **Description of Application**

5. The application proposal is the construction of Victorian Greenhouse. This development would be located next to the existing garage and forward of the principal elevation.
6. The greenhouse will measure 1.6m to the eaves, 2.7m to the ridge with additional decorative finials on each end of the greenhouse which adds a further 0.45m height to these sections.

## **Relevant Planning History**

7. No relevant history

## **Representations Received**

8. None

## **Consultation Responses**

### Parish

9. No Objection

### Asset Management

10. No Objection

## **Policy Context and Designations Applicable to Site**

- Within Built-up Area Boundary
- Within Established Residential Area
- Flood Zone 2 and 3

## **Development Plan Saved Policies and Emerging Local Plan Policies**

### **Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:**

- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking);

### **Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014**

11. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

### **Submitted Eastleigh Borough Local Plan 2016-2036**

12. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid-2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM14 (Car Parking);

### **Supplementary Planning Documents**

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

### **National Planning Policy Framework**

13. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.

14. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

### **National Planning Practice Guidance**

15. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

### **Assessment of Proposal: Development Plan and / or Legislative Background**

16. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

### **Principle:**

#### **Sustainable Development:**

17. Section 2 of the NPPF (February 2019) states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
18. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways) that should be delivered through the preparation and implementation of plans and the application of the policies in the Framework.
19. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

20. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the Environment. Details elsewhere in this report set out the Climate Change and Environmental implications of this application and their proposed mitigations.

**Policy:**

21. Saved Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

**Design and layout:**

22. The Victorian greenhouse will be seen from the street scene as it will sit in front of the principal elevation and next to the existing double garage of no.2 Fairlie Close.

23. The street scene does have some structures that are forward of the principal elevation, such as the dwelling's double garage, in which this structure will not protrude past. The dwelling at the opposite end of the close to the application property also has a double garage that is forward of the principal elevation.

24. The greenhouse is a modest size, measuring approx. 3.5m by 2.1m; with traditional design aspects including finials, gable ends and aspects of both glass and brick. The brick base will match the existing house and ensure the structure looks in-keeping to its locality. The yellow pastel coated aluminium will also sit well in the street scene as it will compliment the brick and the render that is seen throughout the street scene.

25. The greenhouse height will measure 1.6m to the eaves, 2.7m to the ridge with additional decorative finials on each end of the greenhouse which adds a further 0.45m height to these sections. The adjacent boundary wall measures 1.8m high so will partially screen the greenhouse from Maunsell Wall. However, the proposal being seen from Maunsell Way is not considered to create a detriment as it is set

quite far back off this main section of road which also has large sections of vegetation between it.

26. The development accords with 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.
27. The proposal will maintain sufficient amenity space and leave parking standards unaffected.

### **Drainage and Flood Risk:**

28. The proposal is sited in designated flood zone 2 and 3. The appropriate form has been completed and the proposed floor level will be no lower than the existing floor level of the main dwelling with any flood proofing where appropriate. This is a successful method of mitigation.

### **Equalities Implications and Climate Change:**

29. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
30. *A public authority must, in the exercise of its functions, have due regard to the need to:*
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*
31. 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.
32. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Climate Change and Environmental implications of this application and their proposed mitigations have been considered.

### **Conclusion**

33. The proposal is a modest size and will not create a detrimental impact to its locality. The greenhouse will sit in-keeping to its street scene and cause no loss of outlook or loss of privacy to any neighbours. The recommendation is to Permit.

## 2 Fairlie Close, HedgeEnd, SO30 4WQ



Department:	H/20/89080
Date: 13/01/2021	Scale: 1:1250