

DELEGATED OFFICER REPORT

Application Ref: H/22/92990

Site Address: 4 HEDGE END WAY, HEDGE END, SOUTHAMPTON, SO30 4DD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear extensions and ancillary external works

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• O/13/73700 - Outline: Construction of up to 94 dwelling units with new link road, new vehicular access to St Johns Road, pedestrian and cycle links through Greenfield Close, drainage, landscaping and public open space (access only to be considered) - Grant Outline Permission For - 31/07/2014 • R/14/75594 - Reserved Matters: appearance, landscaping, layout and scale pursuant to outline planning permission O/13/73700 for the erection of 94 no. dwelling units with access off St Johns Road - Approve The Reserved Matters - 18/03/2015 • F/15/76804 - Construction of 109 dwellings with new link road, new vehicular access off St Johns Road, pedestrian and cycle links through Greenfield close, drainage, landscaping, parking and public open space (consolidation of planning approvals O/13/73700 and R/14/75594 with the the following amendments: Internal reconfiguration of apartment blocks H, I and F to create additional units, the re-design of apartment block E to create additional units, amendments to the parking areas for the apartment blocks, the repositioning of the parking for Plot 20 to create an access to the rear of Carpenters Close and engineering works to alter levels). - Permit - 16/05/2016 • PD/22/92982 - PD Enquiry: single storey extension to the rear of existing detached single family dwelling house - A Planning Application Is Not Required - 20/06/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Ecologist:	No further survey will be required		
Tree Consultant:	No Arboricultural Objection		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 17 th June 2022		

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:

The application site contains a 4 bedroom, detached, two storey dwelling located on a corner plot. The plot is irregular in shape with it being wider at the front (northeast) and narrowing moving backwards the rear (southwest) of the site. The surrounding area is residential in nature, and the site is part of a large residential housing estate. The application seeks approval to erect a two-storey rear extension.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and Design

- The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside, when the proportions are right, none of the elements appear out of synch with the others. The space on corner plots between the dwelling and the road makes an important contribution to the open and character of the surrounding areas and often emphasises a road junction.
- The application site is on a prominent corner plot at a bend in the road leading to the entrance/exit of Hedge End Way on to Hellyar Rise. In general, developments to a side/rear of an existing corner plot property are visible from the road which not only impact on the setting of a house but can also have an impact on the character and appearance of the street scene. Therefore, the LPA (Local Planning Authority) will seek to prevent the loss of spaces between buildings where the spaces are important in defining the character of the street scene, and where their loss would give the impression of a continuous built form. However, given the footprint of the works is an irregular shape in order to fit within the site's boundaries, the proposed two storey rear extension would not be visible from the public realm and would not close the current visible spacing between the host dwelling and 45 Hellyar Rise. The introduction of proposed extension to the application site is therefore not considered to be harmful to the character of the host dwelling or wider surroundings.
- The two-storey addition is proposed to fill in the space left by the L-shaped footprint of the existing property resulting in a better layout. Whilst it would build up towards the edge of the host dwelling's southeast boundary, a readable gap would be maintained. By reason of the slight offset from the boundary and the modest size of proposed extension, the proposal would not cause an overbearing effect.

Impact on Residential Amenity

- With respect to the potential impact upon neighbouring amenity, the neighbouring property most impacted by the proposal is 45 Hellyar Rise. However, given the size, irregular shape, design and positioning of the rear extension, the proposal would not create a significant harmful impact with regards to loss of light, outlook, or privacy. It should be noted that no objections have been received from neighbouring properties.
- The proposal includes one addition upper floor side facing window; however, this window would serve a WC and can be expected to be obscure glazed to protect the privacy of the occupant. Obscure glazing and restricted opening can be secured by condition.

Ecology

- After reviewing the site photos, EBC Ecologist confirmed no further survey will be required and since this is a small extension, the existing drainage system will be able to be used.
- Biodiversity enhancements will be required. This could be the addition of bat bricks or swift bricks built into the extension and/or the addition more of flowering plants to attract pollinators in the garden.

Trees and landscaping

- Despite an Area TPO covering the site, there are no significant trees that will be impacted by the proposal. Therefore, EBC Tree Consultant raised no arboricultural objection.

Highways and Parking

- This submission includes the addition of a bedroom, and as such the property will become a 5+ bedroom property. Under the SPD requirements, a property with 4+ bedrooms must provide 3 off-highway parking spaces so no net gain in parking spaces is required. The site has capacity to accommodate this.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3

of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

- Subject to Conditions
- The proposal is a modest size and will not create a detrimental impact to its locality. Also, it will not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments