

DELEGATED OFFICER REPORT

Application Ref: H/22/93080

Site Address: 3 QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Part two storey part single storey rear extension. Garden Room
(Permitted Development)

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comment received		
Parish Council:	Objecting due to inadequate parking		
Ecologist:	No potential bat roost features		

Site Visit:	Yes ☒	No ☐
Details: 30 th June 2022		

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 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 3)

Assessment:
The application site is one of a pair of fairly large two storey semi-detached property. Setting on a long plot, the property has a front garden amenity space, driveway to the side and by way of a carport to the rear garden. To the rear of the property is an enclosed garden with a single storey rear extension and conservatory. Due to the formal composition of buildings around large open spaces and route intersections, the surrounding area has a particularly strong character. There is also a strong uniformity to the form and materials used in the predominant house types. From the submitted drawings, it is understood that the application seeks approval to erect a single storey rear extension and first floor rear extension. Both extensions would be combined in order to maximise the amount of space added. The proposal also includes a garden room setting to the bottom of the garden, but this element would be constructed under Permitted Development, therefore it does not form part of the consideration of this application.

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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound; therefore, the Character Area Appraisal provides the following guidance on developments:
 - i) Maintain the formal building compositions around route intersections and open spaces.
 - ii) Retain the wide grass verges and associated semi-mature broadleaved tree planting.
 - iii) Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved tree planting.
 - iv) Maintain the predominant plot widths and continuity in building line on Denzil Avenue and Hunt Avenue.
- The site is not located within a Conservation Area, is not Listed and there are no Article 4 Directives covering the area. Under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class E, planning permission is not required for the proposed detached garden room only if
 - i) The total area of ground covered by buildings would not exceed 50% of the total area of the curtilage (excluding the dwellinghouse).
 - ii) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
 - iii) The building is flat-roofed, and the eaves would not exceed 2.5 metres.
 - iv) The building would be within 2 metres of the boundary of the curtilage and the height would not exceed 2.5 metres.

The onus would be placed on the applicant to ensure that the proposed garden room would fully comply with this content.

Character and Design

- The proposal is to demolish the existing rear office and conservatory and build a new single storey rear extension on a similar footprint. This single storey element is proposed at the similar depth with the existing office but extend across the whole width of the original dwelling, resulting in a rectangle footprint. Therefore, the largest noticeable change is the extra width. With regards to the proposed first floor rear extension, it would be situated above the proposed single storey addition, but the width would not extend across the whole rear.
- In terms of design, both extensions are considered to be sympathetic to the original dwelling and they would match the property in terms of materials and fenestration. Due to their rear location and their level of setting down from the existing roof line, both proposed elements would not be visible from the front elevation; the street scene would remain similar as that the original dwelling displays. As such, the proposal is not considered to be detrimental to or adversely affect the appearance of the street scene and would not detract from the strong character of the area.
- From a site visit, it was noted that the existing rear office and conservatory are in badly condition. It is considered that the new extensions would represent an

improvement to the setting, presenting a unified whole to the rear elevation. The traditional design and matching materials used would also help to enhance the appearance of the rear garden.

Impact on Residential Amenity

- Whilst the single storey extension would be positioned along the boundary of the site, it is of single storey and of a similar depth with the existing office. As such, the impact upon the adjoining property's (5 Queens View) would not be materially different to what is currently experienced.
- The first-floor rear extension would have an acceptable relationship with neighbouring properties as it is significantly distanced from the habitable rooms of the adjoining properties (1 Queens View and 5 Queens View), which can mitigate any potential harm caused by the proposed extension with regards to loss of light and privacy.
- The proposed first floor rear extension would have a side facing window; however, it would serve an en-suite so can be expected to be obscure glazed to protect the privacy of the occupant. This can be conditioned to protect neighbouring privacy levels.

Ecology

- There are records of bats nearby and the 2nd storey would affect the roof. However, after reviewing the site photos, EBC Ecologist confirmed that no potential bat roost features can be found.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- The existing dwelling only provides two off-road parking spaces, one in the carport and one on the driveway, which meets the necessary standards for the current three-bedroom dwelling. However, the proposed extensions would result in a four-bedroom dwelling which requires three off-road spaces as set out by the Council's SPD on residential parking standards. Therefore, there are no sufficient parking facility to serve a property of this size. Objections have been raised by Parish Council due to inadequate parking.
- Following discussion with the agent, it was agreed that the front garden will undergo works to obtain an in-out entrance to assist in compliance with Eastleigh Borough Council Parking Standards. An accurately scaled site plan including the necessary parking spaces has been received on 04/07/2022.

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 application form stated that the garden room is to be constructed as Permitted Development. Therefore, this proposed development has not been rechecked as the onus would be placed on the applicant to ensure that the proposed garden room would fully comply with this content.
- On balance, it is considered that the proposal is in keeping with the appearance of the original dwelling and the character of the local area and would not have any significant harmful impact upon residential amenity and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments