

DELEGATED OFFICER REPORT

Application Ref: H/22/93151

Site Address: TARA, 48 HEATH HOUSE LANE, HEDGE END, SOUTHAMPTON, SO30 0LE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear and side extension, first floor side extension and front porch.

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:	One comment was received to the application as originally submitted, COPPER BEECHES (49 HEATH HOUSE LANE) raised the following issues and concerns: • Party Wall • Damage to the boundary line during any extension Following the receipt of amended plans, no further letter of representation was received.		
Parish Council:	No Objection		
Southern Water:	It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.		

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 Hedge End, West End and Botley (HEWEB 72)

Assessment:

The application site comprises a two-storey 3-bedroom link detached dwelling sets on a medium sized plot. The property takes the form of combining light blue cladding and brickwork panels (only to the frontage), to something altogether more modern. These external finishes define the character and appearance of this section of Heath House Lane (no.43-52). To the rear elevation, the dwelling is finished in brickwork at ground and first floor level with white cladding at the gable end. There is a fair-sized enclosed garden at the rear, which is mostly occupied by a patio area. The surrounding area is residential in nature and there is a general sense of uniformity in terms of appearance and type of dwellings within the vicinity. The application seeks approval for a 'wraparound' single storey rear/side extension, first floor side extension and a front porch. The proposal originally proposed a larger first floor side extension which was deemed to be unacceptable as there were some concerns with the combined width and depth of the extension could be overly dominant to the neighbouring property, causing material harm in terms of loss of light. In addition to this, the proposed first floor element did not set back from the front elevation which would interrupt the rhythm of the existing built form and have a detrimental impact on the street scene. In response to the original proposed, which would not be capable of officer support, this revised proposal has reduced the depth of the first-floor side extension, which would not be flush with the front elevation. The first amended plans and information were received on 04/07/2022. The finalised plans were received on 09/08/2022, which did not require 2nd re-consultation of the neighbours as it is considered to be an improvement that does not affect neighbouring amenity.

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

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The application was originally submitted as a larger scale, however, following concerns raised regarding the impact on the adjoining neighbour, this element has been altered to a smaller massing and form. It is considered that the revised design is more in keeping with the form and design of the dwellings in the surrounding area and has overcome the neighbour's concerns. From a site visit (30 June 2022), it was noted that a neighbour next door (49 Heath House Lane) has a similar development, which this proposal seeks to emulate and follow. Therefore, this proposal would not set a local precedent and is considered to fit in with the residential character of the locality.
- The proposed first floor extension would be located to the southern elevation, considered to be the principal elevation, fronting Heath House Lane. Given the open aspect of the front of the property, the development would be entirely visible from the street scene. However, it would set back from the principal elevation and with a recessed roof ridge height to display a level of subservience.
- The proposal would present a change in the space and relationship between 48 and 49 Heath House Lane, however the revised plans reduce the overall massing and form to an acceptable scale so as to retain a notable recess and spacing between two properties.

- This application also includes a wraparound single storey rear and side extension. The proposed single storey side extension would infill the space behind the existing garage up to the rear elevation of the property. It is considered that both extensions are appropriate in terms of scale and design, and to be finished with materials to match the existing would integrate satisfactorily with the character of the host dwelling.
- The Quality of Places SPD states that the design and appearance of the front of houses are important aspects in defining the character of residential areas. Only modest front extensions, which are in keeping with the character of the existing house, will be allowed. It is considered that the proposed front porch would result in a proportionate addition which would respect the scale and mass of the host dwelling.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed first floor windows on the front elevation would look out onto areas already open to public view, and there are no windows proposed in the side elevation. As such the proposal would not result in any materially harmful overlooking of the neighbouring dwellings.
- It is confirmed by the applicant that the proposed first floor rear facing window would be obscure glazed to retain amenity of the neighbouring property at 49; a condition can be imposed.
- The impact of the proposed wraparound extension to the adjoining properties are not considered significantly harmful. Whilst both developments would be positioned along the common boundary with adjoining neighbours, it is of single storey nature and the resultant scale and massing would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light, and outlook.

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

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal does not incorporate any additional bedrooms so it would not impact on the existing car parking arrangements.
- The garage conversion would result the loss of a parking space. However, the site contains a sizeable driveway in the front amenity space which can accommodate the required minimum vehicle parking spaces. Therefore, this proposal would not have a detrimental effect to highway safety.

Other Considerations

- The neighbour has raised the matter of party wall between the properties. However, this is not a planning matter and would need to be dealt with at building regulations stage and by civil agreement between any owners of this infrastructure.
- From the submitted floor plan, it is understood that the existing garage are to convert the rear portion as a playroom, and front portion would be insufficient to accommodate one car. Although the garage conversion is not included in this application, under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, planning permission will not be required for the proposed garage conversion provided the garage door is not replaced with a bay or bow-type window which was extended forward of the principal elevation. The proposal meets the above requirements.

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, 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.

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
- To conclude, after assessing the amended plans, the proposal would not create a detriment to neighbouring properties and is considered a subservient addition to the host dwelling. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments