

DELEGATED OFFICER REPORT

Application Ref: H/22/93383

Site Address: 53 ASTRAL GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RQ

Case Officer: Claire Campbell-Best

Description: Two storey side extension and single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Within Urban Edge Within Built-Up Established Area Article 4 Direction – Restricting the use of land by hovercraft HCC Waste and Minerals Site Nutrient Neutrality Catchment Close to EBC Sold Land		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/27585/014/00	Construction of 51no. dwellings	Permit – 27/11/1992

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One Letter of Objection from 55 Astral Gardens (Summarised): - Noise concerns - Over-development of the site - Detrimental effect to street scene (closely built homes) - Sets a precedence and would change the character of Astral Gardens - Lack of parking - Property has the potential to become an unofficial HMO (House of Multiple Occupancy) and is out of keeping with this location - Overbearing on 55 Astral Gardens and loss of light to hallway		
Hamble Parish Council:	No Comments Received		
Asset Management:	No Comments Received		
HCC Waste and Minerals:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

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 Appraisals.

Assessment:

Site and Proposal

The application site comprises of a detached two storey dwelling with a single storey front and side projection comprising an entrance lobby and garage to the front of the dwelling and part of the kitchen to the rear served by a wraparound roof that slopes at the front and hipped in at the side. There is also a conservatory to the rear. The dwelling is set back from the road with a driveway and a modest front garden to the south-east and there is amenity space to the rear. The surrounding area is mainly residential and forms part of a 1990s terraced/detached development on multi-headed cul-de-sacs in west Hamble.

This application seeks approval for a first floor side extension over the existing garage and kitchen and a single storey rear extension following the removal of the existing conservatory. The first floor side extension would have a pitched roof and would have the same eaves and ridge height of the host dwelling with a window to the front and rear elevation. The front sloping roof over the garage and entrance way at ground floor level would be retained. The first floor element of the development would allow for an additional bedroom to the host dwelling, increasing the bedrooms within the property from 3 to 4.

The single storey rear extension would have a mono-pitched roof served by 3no. rooflights and to the rear elevation there would be a set of bi-fold doors and 2no. full glazed panels. The rear extension would provide a large open plan kitchen/dining/family room following the removal of internal walls. The proposal would be finished in materials to match the existing.

Principle

The development is within the urban edge of Hamble where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and Layout

- The design of the first floor side extension and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The first floor side extension does not project past the side built line of the original host dwelling, the separation distance between the host dwelling and the adjoining neighbour, no. 55 would be retained.
- The single storey rear extension could be carried out under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and this is a material consideration.
- The rear extension is a modest addition, extending approximately 0.3m further into the rear garden than the existing conservatory and would span the width of the host dwelling extending approx. 2.6m closer to the neighbour to the north, due to the existing relationship and established slightly smaller footprint of the rear conservatory, the proposed rear extension is considered to be in keeping within the surrounding area.
- The proposed first floor side extension design is not currently seen within Astral Gardens, however it would relate well to the host dwelling in terms of its design, ridge height and form. When taking into account the differing designs of the dwellings within Astral Gardens, namely nos. 49, 59 and 104 Astral Gardens that feature integrated garages and pitched roofs to the properties, the design of the application site is not too dissimilar to these dwellings and would be keeping with the surrounding area.
- In addition, the retained sloping roof over the entrance lobby and garage would preserve the character to the host dwelling and within the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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.
- The proposed single storey extension to the rear has no side windows, the bi-fold doors and windows look directly into the rear garden. The proposed roof lights are high level, as such there are no concerns with regards to overlooking or loss of privacy with regards to this element of the proposal.
- As a result of the proposed first floor extension, the neighbour most affected would be the neighbour to the north, no. 55. The proposed first floor extension would project approx. 2.65m closer to no. 55 at first floor level, however, this would be flush with the side elevation at ground floor level and not considered to be overbearing due to the existing separation in place between the dwellings.
- It is noted no. 55 has a first floor window within its facing side elevation, however this window serves a non-primary habitable space (hallway at first floor level) and is a secondary window to no. 55's living space. Whilst the outlook may be changed to a degree, it is not considered that this would result in what would be an unacceptable impact upon the amenity of this property's occupiers and does not warrant a refusal on this basis.

Parking

- The proposal would increase the number of bedrooms within the dwelling from three to four and 3 off-street parking spaces would be required for a property this size as set out in the Council's Residential Parking Standards SPD.
- While a parking plan was not submitted as part of this application, it was noted from the site visit 2no. off-street parking spaces would be provided by the garage and driveway.
- It was noted on the site visit, part of the front garden abutting the driveway could be utilised for parking. The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out provisions for hardstanding, therefore this alteration may not require planning permission. Owing to the existing garage, driveway and front garden, it is considered that there is sufficient space for the required off-street parking to be provided and a condition will be implied to ensure a minimum of three parking spaces remain with the curtilage of the site.

Other Material Considerations

- In response to the property becoming a small HMO; while nothing has been submitted as part of this application to suggest the property will become small HMO. The property could become a small HMO (3 to 6 residents) without the need for planning permission under the new Use Class C4 and without the need for a HMO licence.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 Environment 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, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐