

DELEGATED OFFICER REPORT

Application Ref: H/22/93131

Site Address: LAVENDER COTTAGE, 19 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HG

Case Officer: Claire Campbell-Best

Description: Retention of garage conversion to room with ensuite

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/16114/000/00	Garage	Permit – 20/08/1975
Z/16114/001/00	Demolition existing lean-to kitchen and build new kitchen with bedroom over	Permit – 12/09/1975
Z/16114/002/00	Single storey extension	Permit – 04/05/1978
Z/16114/003/00	Two storey rear extension	Permit – 11/07/1985
Z/16114/004/00	Construction of detached double garage	Permit – 27/02/1997
F/06/58245	Two storey first floor side extensions and single storey rear and front extensions	Permit – 21/11/2006

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 18/07/2022		

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:
<u>Site and Proposal</u> The application site contains a two storey detached house and detached double garage set back from the host dwelling in the eastern corner of the rear garden. It is located on a corner plot to the north off Freegrounds Road, south-west of Freegrounds Avenue and north-west of the junction connecting to Sherborne Way. Nos. 17-19 Freegrounds Road

have rear gardens which back onto Freegrounds Avenue which are enclosed by a combination of close board fencing and brickwork fronting Freegrounds Avenue of which they are other examples in the wider area. The surrounding area is predominately residential with open grassed areas to the south-east of the application site, resulting in an openness within the vicinity.

This application seeks approval for the retention of a double detached garage which provides habitable accommodation following on from an Enforcement enquiry. The garage contains 1no. bedroom, ensuite and store and is ancillary to the host dwelling.

Principle

The development is considered acceptable and complies with Policies DM1, DM2, DM11 and DM14 in that the development is within the urban edge of Hedge End where the principle of development is acceptable.

Design and Layout

- The detached garage has replaced a slightly smaller garage which was in place for several years in the same location. The replacement garage is has a slightly higher ridge height (0.2m) with black cladding to all elevations.
- Due to the orientation of the application site, the garage is sited in the eastern corner of the rear garden which backs onto Freegrounds Avenue and is visible within the street scene and the black cladding does appear more prominent than the existing garage and within the surrounding area. However, when taking into account there has been an established similar structure in this location, it is considered the level of detrimental harm to the character area is not significant enough to warrant a refusal.
- The main use of the garage will be for ancillary habitable accommodation, the layout of the garage has a store to the front elevation, served by a set of double doors that are typical of sheds/outbuildings. There would be 2no. windows created in the side elevation which would face the rear garden and be screened by high boundary fencing. This design and layout creates the outlook of a typical garage which is considered to be in keeping with 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 windows to the side elevation would look directly into the rear garden. There would be no concerns of overlooking or loss of privacy to nearby neighbouring residents.
- The garage will mainly be used as a habitable room ancillary to the main house. In order to protect the residential amenity of neighbouring residential properties, the use of the garage will be conditioned as such that it shall not be used for any business, commercial or industrial use or as independent unit of accommodation.

Parking

- As the garage has been converted to a bedroom, there is the loss of off-street parking, however adequate parking for 3no. vehicles will remain on site and therefore accords with the parking arrangements required for a 4+ bedroom property as set out in the Residential Parking Standards SPD.

Other Material Considerations

- 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 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.

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 ☐