

DELEGATED OFFICER REPORT

Application Ref: H/22/92899

Site Address: 34 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AG

Case Officer: Claire Campbell-Best

Description: 2no. single storey side extensions incorporating ancillary accommodation
(Amended description)

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Within Urban Edge Within Established Residential Area Flood Zones 2 and 3		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
F/05/53907	Two storey side extension	Permit – 22/06/2022 Note: This approved planning consent has not been implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Environment Agency:	This application was flagged up as being within 50 m of a brown long-eared bat roost. I don't think the proposed extensions will involve work to the roof, but if plans change, a preliminary bat roost assessment would be required. Please could you add the following informative to the decision letter: This application has been flagged up as being within 50 m of a known bat roost. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (https://www.bats.org.uk/) explains why bats are protected and what to do if you find a bat at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works.		

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

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:

Site and Proposal

The application site is located to the north-west of St Johns Road within the urban edge of Hedge End and contains a detached two storey, double-fronted cottage. The property is set back from the highway with a hardstanding driveway with side access to the rear garden. The surrounding area is characterised by residential and commercial properties of a mixed character with various styles of housing including traditional double-fronted cottages, detached and semi-detached dwellings. To the south-east of the site is the Hedge End Centre 2000 and an adjoining recreation ground.

This application seeks approval for 2no. single storey side extensions. The proposed side extension to the south-western elevation of the host dwelling is the larger of the two extensions proposed and this would incorporate ancillary accommodation for an elderly relative. The smaller side extension would be located to the north-eastern elevation of the host dwelling and would contain a home office and utility room.

The proposal development would be finished in materials to match the existing

Amended Plans

There were a few discrepancies with the application initially, this was resolved by amending the description proposal to include the proposed use of the larger side extension. Amended floor plans were received showing the room labels of the existing and proposed rooms to the ground floor – including the proposed annexe. Neighbours and consultees were notified of the description change and amended plans and there were no further comments made as a result of this re-consultation.

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 and is within an established residential area where the principle of development is acceptable.

Design and Layout

- The design of the single storey side extensions are suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.
- The larger proposed extension would have a hipped roof which reflects the host dwelling, the smaller extension would have a mono-pitched roof. The ridges to both proposed extensions are set down from the main ridge of the host dwelling and the front elevations would be set back from the principal elevation, resulting in a subservient appearance and would not be overly prominent within the street scene.
- The development would not be an overdevelopment of the site, a good-sized rear garden would remain.

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 neighbours most impacted by the proposal would be the adjoining neighbours; no. 38 St Johns Road to the south-west and the funeral directors to the north-east. Both neighbours have sufficient boundary treatment in place which would screen the development. There are also no side windows proposed on either extension and as such there would be no concerns with regards to loss of privacy or any overlooking.
- It is also noted there have been no objections from these neighbours.

Annexe

- The larger proposed extension would have internal accommodation that consists of a main living space with a small kitchen area and ensuite. While it would have the ability to be used independently of the main house as there is no internal link to the host dwelling, the creation of a separate dwelling unit would not be considered acceptable. However, as it will be used as ancillary accommodation to the main house, the annexe would be considered acceptable. The annexe is intended for an elderly relative of the applicant and it is recommended that a condition be applied to limit the use of the annexe to be ancillary to the main house and that whoever resides in it must be directly related to the occupiers of the main house, i.e. it cannot be let separately.

Parking

- The larger proposed extension would result in an additional bedroom, resulting in a 6no. bedroom dwelling which would require 3no. off-street parking spaces. The existing driveway can accommodate the spaces required by the Council's 'Residential Parking Standards' SPD for the resulting development.

Other Material Considerations

- The application site is in Flood Zones 2 and 3. An EA flood risk proforma have been signed by the agent confirmed the proposed floor levels within the proposed development will be let no lower than existing levels.
- 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.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐