

DELEGATED OFFICER REPORT

Application Ref: F/22/93258

Site Address: 70 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: 2m single storey rear extension following demolition of existing extension and conservatory. Conversion of double garage to salon with store and WC.

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

Planning History?	Yes ☒	No ☐
• Z/17775/000/00 - erection of extension and garage - Permit - 11/08/1977 • F/07/61521 - Construction of 7no. Bed sits with ancillary communal facilities in 1no. 2 storey block and construction of 1no. 2 storey dwelling with landscaping, car parking and cycle storage following demolition of existing building and out buildings. - Withdrawn By Applicant - 25/01/2008 • F/08/63623 - Construction of 7no. 1 bed flats with ancillary communal facilities in 1no. 2 storey block, 1no. 2 bed bungalow with ancillary engineering works, landscaping, car parking and cycle storage, following demolition of existing building and out buildings - Permit - 16/04/2009 • F/15/75934 - Change of use from 7-bed care home (C2 use) to 1no. 3 bed dwellinghouse (C3 use) and 1no. 8 bed house in multiple occupation (sui generis use) with provision of associated bin and cycle storage, landscaping and alterations to car parking - Permit - 02/04/2015		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two comments were received to the application. The neighbours raised the following issues and concerns: • Noise • Smell • Disruptive lightning • Opening hours • Parking		
Parish Council:	No Comments received		

Site Visit:	Yes ☒	No ☐
Details: 29 th July 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 Appraisal for Hedge End, West End and Botley (HEWEB 28)

Assessment:

The application site comprises a rectangular shaped plot which accommodates a two-storey semi-detached building with two single-storey garages and a garden to the rear. The building is constructed with brick elevations beneath a hipped ridged roof. The front elevation accommodates two double bay window structures. The site slopes upwards from the road to its highest point which is defined by the 3m high west boundary wall. The site frontage is fairly open with only low-level fencing marking the side and part of the front boundaries. The immediate area of the application site is a mix of residential and commercial uses. There is a modern housing development to the rear of the site (Carpenters Close) consisting of seven dwellings accessed via a narrow driveway running parallel to the northern perimeter of the application site. The application is for a single storey rear extension following demolition of existing extension and conservatory. The proposal also includes the conversion of double garage to hairdressing salon with store and WC. It was noted upon the site visit that the developments are in the process of being constructed. From a history search, it was also found that the site received permission in 2015 to change from 7-bed NHS care home (C2 use) to an 8-bed house in multiple occupation (sui generis use) with provision of associated bin & cycle storage, landscaping & alterations to car parking.

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 site is also part of the character area of Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

It is considered that the application site is sufficiently distanced from the Church of St. John the Evangelist. Therefore, the proposal would not give rise to any material harm to the Listed Building. Moreover, there is an ample parking area to the front, so the proposal is considered to meet the requirements of the Hedge End, West

End and Botley Character Area SPD.

- No external alterations have been proposed as part of this application and as such the proposal would not visually harming the overall visual appearance of the property or have any impact upon the street scene.
- The proposed single storey rear extension would be on a similar footprint to the existing extension and conservatory, but which would finish flush with the rear elevation. It would be suited to the host dwelling in terms of its form, scale, and appearance. Owed to its rear location and dimensions, the development would be well screened from surrounding properties and boundary treatments, which would not be visible from the front elevation.
- The existing double garage are in badly dilapidated condition so the new salon would represent an improvement to the setting and context of the site.
- The proposal would not increase the size of the existing garages, such that the new salon would not appear out of scale and dominate the rear garden.

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 salon would not overlook any neighbouring properties as it would be in an isolated location whereby there would be no loss of privacy. Moreover, there are no proposed side facing windows to the salon.
- The opening hours will be Tuesday & Friday 9:30 - 18:00, Wednesday & Thursday 10:00 - 19:30, and every other Saturday 9:00 - 16:00. Therefore, there will be a condition for opening ranging from 9:30 - 19:30 Monday to Friday and 9:00 - 16:00 on Saturdays.
- The applicant has advised upon the occupier of 70 Bursledon Road would be the sole worker and there would be one customer at a time, staggered during the day. Therefore, it is considered that there is no unacceptable noise anticipated from the site.

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 frontage of the site is exclusively laid to hardstanding. According to the submitted site plan, the ample parking area can accommodate 10 cars, which is sufficient to serve this property and will accord to guidance set in the Residential parking standards SDP.

- There is a private residential road (Carpenters Close) at the rear of the property. For the avoidance of controversy, an informative note will be added in the decision notice to advise that no construction vehicles or deliveries shall access the site from the private road.

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 application, the recommendation is to permit. The proposal would not create a detriment to neighbouring properties and has limited visual impact on the street scene. Further, on-site parking provision is satisfactory.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments