

DELEGATED OFFICER REPORT

Application Ref: H/22/93466

Site Address: 1 UPPER NORTHAM CLOSE, HEDGE END, SOUTHAMPTON, SO30 4BB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single storey side and rear extension with conversion of existing garage.

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

Planning History?	Yes ☒	No ☐
• F/20/89001 - Construction of 1no. detached 4-bedroom dwelling with access from Upper Northam Close (AMENDED DESCRIPTION) - Withdrawn By Applicant - 29/10/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Ecologist:	No Ecological Objection. Biodiversity enhancements are required.		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd September 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 71)

Assessment:
The application site contains a 3-bedroom detached two storey dwellinghouse set in a generous plot. The plot features a front amenity space, an ample parking area, and a detached garage which is set to the southeast of the main dwellinghouse. To the rear is a sizable garden amenity area. Situated on a corner plot set back from the road, the

property is enclosed by an evergreen hedge in excess of 2m in height, and there is a fence that separates the front and rear garden. The wider surrounding area is predominantly residential in nature and made up of 1970s/1980s detached development of varying styles. The application seeks approval to construct a single storey side and rear extension. The proposal also includes the conversion of existing garage.

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 proposed single storey side extension would be linked to the existing garage, connecting the host dwelling and the detached garage. It would also combine with the proposed single storey rear extension to maximise the amount of space added, adding both width and depth to the house. Given that there are some substantial differences in levels across the site, the proposed rear extension would be constructed above a raised decking platform. The raised decking would also create an element to the dwelling that would look similar to a balcony or terrace as its outer edge would be entirely covered by glass panel and with steps down to the rear garden.
- The application proposes the introduction of a variance of materials comprising vertical larch cladding, glazed railing, and glazed lantern. From a site visit it was noted that these materials are not commonly found within the vicinity. However, given the extent predominantly at ground floor level and at its rear location, it is not considered to be detrimentally harmful upon the host dwelling and locality. Further, the proposed developments would be screened within the site, being located behind a mature boundary hedge. As such, its visual impact would be acceptable, the resultant building would not be harmfully visible from the public domain.
- The proposed changes to the existing garage are to convert it to a game room and add two side facing windows. There are no proposals to alter the existing garage door. Therefore, the proposed garage conversion would not detriment the existing character of the dwelling.
- The extensions would result in considerable additions to the scale of the house. However, taking account of the property sets within a generous plot which have sufficient space to accommodate an extension of this nature, the proposal would not encroach unacceptably into the large garden, thereby maintaining the spaces around the property.

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.

- It is considered that the proposed developments would not result in an unacceptable harmful impact on the amenities of neighbouring occupiers. The property is sited on a generous plot and given the orientation and separation of the properties from their shared boundaries, and that the proposal does not include first floor element, it would mitigate the possibility of overlooking, overshadowing and loss of privacy or outlook. It should be noted that no neighbour objections were received during consultation.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has been consulted as part of this application, and no ecological objection has been raised.

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 proposed extensions are to accommodate an open plan living, kitchen dining area at ground floor level, therefore the number of habitable rooms will remain unchanged, and the parking arrangements are unaffected by this proposal.

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
- Due to the siting of the proposed single storey extensions, existing boundary treatment of mature vegetation, combined with the separation distance to the neighbouring properties, the proposal is not considered to have an adverse impact upon the amenities of the neighbouring properties. The proposal is also in keeping with the appearance of the original dwelling and the character of the local area. For these reasons, the proposal can be supported.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments