

DELEGATED OFFICER REPORT

Application Ref: H/22/93512

Site Address: 52 CUDWORTH MEAD, HEDGE END, SOUTHAMPTON, SO30 4SP

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension following removal of existing conservatory

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge		
Within Established Residential Area		
Within HRA Screening Area		
Tree Preservation Order		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. Objection from 53 Cudworth Mead:</u> The building line for 52 Cudworth Mead is probably 12 feet in front of No 53 so there is already some restriction of natural light. No 53 has a bay window on the front aspect with a roof projecting at least 3 (three) feet from the front wall also reducing light. A side extension to No 52, onto their driveway. will further reduce light necessitating higher electricity bills. The access door on the side of the proposed extension will be in direct line with No 53's bay window less than 6 feet away. The same will apply to the new access to the rear garden. The existing driveway to No 52 is the dedicated space for 2 (two) cars. The application will now only provide for 1 (one) meaning yet another car parked on the road.		
Hedge End Town Council:	No Objection		
Ecology:	No objection. Biodiversity enhancements are required		
Trees:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 27/09/22		

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 semi-detached dwelling with a rear conservatory located on the northern side of Cudworth Mead. The property is set back from the highway by a front/side driveway and there is side access to the rear garden. The surrounding area is residential in nature and forms part of a 1980/90s housing estate where various dwellings have been altered/extended to the side and rear.

This application seeks approval for flat roofed single storey side and rear extension which would wrap the host dwelling and would have a 'L' shaped footprint. The existing rear conservatory would be removed. The proposal would allow for the ground floor of the host dwelling to be reconfigured; the rear element would have an open plan kitchen/family/dining area. The side element would comprise of a utility room, a ground floor W.C. and entrance lobby. An internal wall would be placed in the lounge to allow for a lobby/corridor and would provide access to the utility room, lounge and kitchen. The proposed rear element would be served by a set of glazed panelled sliding doors to the rear elevation and 2no. roof lanterns. The side element would have a 1no. small window to the front elevation which would serve the ground floor W.C. and a full length glazed door located to the side elevation. This is proposed to be finished in materials to match the existing.

Principle

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

Considerable weight needs to be given as to what can be carried out under permitted development with regards to particularly side extensions without the need for formal planning permission. This is a material consideration in the assessment of this application.

Design and Layout

- The design of the single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposals are single storey in nature which soften the overall appearance and design. Most of the development would be sited to the rear where it is not easily visible from the public realm and would be in keeping with the residential character of the locality.
- The proposed side extension is set back from the principal elevation and is also staggered away from the adjoining neighbour no. 53 to the front, reducing the visual impact.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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 neighbour most impacted by the proposed development would be no. 53 Cudworth Mead, east of the application site. The proposed side extension would project approx. 2m towards no. 53 and there would be a separation distance of approx. 0.5m. No. 53 is also staggered back from the application site and a small loss of light already exists due to this orientation and layout.
- No. 53 have raised concerns the side extension would cause further loss of light and outlook. Given the single storey nature of the proposed works, the staggered element of the front section of the proposed side extension, the existing relationship and what could be carried out under permitted development, it is considered there would be a small loss of light and outlook to no. 53, but this would not be significant to cause demonstrable harm in planning terms and would not warrant a refusal.

- No.53 have also raised concerns the access door serving the proposed side extension would look directly into the bay window. It has been assessed due to the orientation of the proposed door and the bay window; any overlooking would be minor. Additionally, the door serves a lobby area which is not classified as habitable space and would not be used frequently by the occupiers of no. 52 Cudworth Mead. The proposed plans indicate the access door would be full length glazed, therefore, in order to protect the privacy of the neighbouring property, a condition will be applied to ensure the glazed panel would be obscured glazed.
- Concerns raised regarding the proposed rear element have been noted however, it is considered this element of 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 due to the high panel fencing which would screen the majority of the proposal from neighbouring amenity.

Highway Safety and Parking

- While the proposals would not result in any additional bedrooms, it is acknowledged part of the proposed side extension would be located on the existing driveway.
- The property is a 3no. bedroom dwelling which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The site plan demonstrates that 2no. off-street parking spaces can be accommodated within the front curtilage of the site.
- It was noted on the site visit, there are similar parking arrangements on site with regards to what is proposed on the site plan for future parking once development is complete. A condition will be applied to ensure this off-street parking remains within the site's curtilage.

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 ☐