

DELEGATED OFFICER REPORT

Application Ref: H/22/93588

Site Address: 3 CHICHESTER CLOSE, HEDGE END, SOUTHAMPTON, SO30 2GQ

Case Officer: Rachael Morris

Description: Conversion of garage to habitable accommodation including replacement of garage door with a window to front elevation and addition of a new pitched roof over extended lounge and entrance porch (retrospective)

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecology:	Biodiversity enhancement is required. This could include adding a swift nest box, a bat box or plants for pollinators to the garden. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast, or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.		

Site Visit:	Yes ☒	No ☐
Details: 30/08/2022		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the garage conversion to habitable accommodation including replacement of garage door with a window to front elevation and addition of a new pitched roof over entrance porch to front is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal involves the loss of an internal garage space; however, this garage does not measure the required 3m X 6m internally to constitute a parking space (measuring only 2.2m X 4.8m internally), so it is not considered there is a loss to parking provision.
- The design and layout respect the character and appearance of the locality.
- The proposed pitched roof is a modest alteration to the front elevation and would not create an unacceptable impact to the main dwelling.

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 proposed pitched roof is single-storey and recesses away from the boundary, as is characteristic of a pitched roof design. It is not expected this would create unacceptable loss of light, overlooking or loss of privacy to neighbouring properties.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...