

DELEGATED OFFICER REPORT

Application Ref: H/22/93510

Site Address: 79 BARTON DRIVE, HEDGE END, SOUTHAMPTON, SO30 2FH

Case Officer: Claire Campbell-Best

Description: Single storey flat roof extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Residential Area HRA Screening: SAC, SPA, River & Ramsar Airport Safeguarding Zones Solent Mitigation and Disturbance Zone		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Council:	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 comprises a two storey semi-detached dwelling with an integrated garage located on the south-west corner entrance to Barton Drive, a circular road. The dwelling is set back from the highway by a driveway within a triangular plot where there is side access to a rear/side garden which is narrow at the bottom and extends out to the side. The site is enclosed by a 1.8m boundary wall to the side boundary and close board fencing to the rear, differing in heights from 1.6m to 1.2m. The surrounding area is predominately residential in nature with an electric sub-station located south-east of the application site. Many of the properties, including the adjoining neighbour have extensions to the rear. This application seeks approval for a flat roofed single storey rear extension located on the north-eastern elevation. The proposed extension would have an 'L' shaped footprint and would span the width of the host dwelling (approx. 6.8m), would have a maximum depth of approx. 4m and an overall height of approx. 2.4m.

The proposal would enlarge the existing kitchen and create a garden room. A ground floor W.C. would also be installed under the existing stairs and would be served by 1no. window inserted into the side elevation. The enlarged kitchen would be served by 1no. to the rear elevation and a set of aluminium bi-fold doors to the side elevation. The proposed garden room would have 1no. window to the rear elevation and a rooflight. This would be finished in materials to match that of the host dwelling.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

The development is within the urban edge of Hedge End where the principle of development is acceptable.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. No. 77 Barton Drive has a similarly designed rear extension, therefore, it is considered the proposal would be in keeping with the surrounding area.
- The dwelling is sited on a corner location, where it is noted that wider public vantage points could be obtained. The proposal is considered to be acceptable when read in isolation with regard to the host dwelling but also when read within the context of the wider surroundings. The proposed extension is single storey in nature and would be mostly screened by the 1.8m boundary wall that encloses the application site, the sub-station and the side boundary to No. 8 Barton Drive. The usage of matching materials with that of the host dwelling will also result in the proposal blending in with the street scene and would not be overly dominant.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space in the form of the side garden within the curtilage.
- The proposal does not result in any additional bedrooms; therefore the on-site parking arrangements remain unaffected.

Residential Amenity

- The proposed windows to the kitchen and garden room look directly into the rear garden and as such, there are no concerns with regards to overlooking or loss of privacy.
- The proposed 1no. window to the side elevation would serve a W.C. and would be obscurely glazed. The proposed bi-fold doors would replace an access door to the same elevation. It was noted on the site visit, the proposed doors would cause some slight overlooking into the garden of No. 8 Barton Drive due to the low-level fencing (approx. 1.2m in height) however, due to the orientation of the application site and the existing relationship, the proposed doors are considered acceptable and would not cause significant material harm to warrant a refusal. There have also been no neighbour objections from this neighbour.

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 ☐