

DELEGATED OFFICER REPORT

Application Ref: H/22/93598

Site Address: 56 WALKER GARDENS, HEDGE END, SOUTHAMPTON, SO30 2RL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single and two storey rear extension

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	58 WALKER GARDENS – Objection - The proposed extension will block the light into their kitchen.		
Parish Council:	No Objection		
Ecologist:	Biodiversity enhancements are required		

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 64)

Assessment:
The application site contains a 3-bedroom detached dwelling in a cul-de-sac location on the northern edge of Wildern. The dwelling is finished in brickwork at ground floor level with cream coloured render and mock Tudor cladding at first floor level (only to the frontage). The property has off-road parking provided by way of an attached single garage, with there being an area of private amenity space to the rear which is predominantly laid to lawn. The wider surrounding area is predominantly residential in nature and made up of 1980s to present day terraced and detached development on a series of multi-headed cul-de-sacs. The application seeks approval for the development of a single storey and a two-storey rear extension. Both extensions would be combined to provide a study and family room at ground floor, as well as an enlarged bedroom at first floor level.

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 application proposed a combination of a two-storey rear extension and a single storey rear extension. The single storey element would be flush with the two-storey element, but both would not extend beyond the rear wall of the existing garage. The proposed works are not considered to result in an overdevelopment of the site and would retain sufficient private external amenity space.
- Both proposed extensions would be situated to the rear of the dwellinghouse. As such, there would be no changes to the appearance of the original house and the proposal would not have any negative impact upon the street scene. In addition and given the mix of house types and designs on the residential development which the application property forms part, it is not considered that the proposal would have any harmful impact upon the general character of Walker Gardens.
- The proposed two-storey rear extension would be set down from the existing roofline. As such, it would appear subservient and is considered to be of an appropriate size and scale when compared to the host dwellinghouse. Moreover, the proposed extensions are to follow the current detailing of the host dwelling which aids the relationship between existing and proposed development.

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.
- Owing to the siting and height of the two-storey rear extension proposed, the primary considerations concern the impact of the development upon the amenity of the occupiers of 58 Walker Gardens. The proposed two-storey rear extension would be situated alongside the joint boundary of 58 Walker Gardens, so the occupiers have raised objections to the application on the grounds of the impact of the proposals upon their ground floor kitchen (loss of light). Whilst it is accepted that the development would be positioned in close proximity to the joint boundary and would project beyond the existing rear elevation of 58 Walker Gardens, this would not affect the outlook and daylight significantly in planning term to warrant a refusal of the application. The separation on both sides of the joint boundary would also mitigate any potential harm caused by the proposed extensions.
- The proposed two-storey rear extension would not introduce any side facing windows at first floor level. As such, the proposal is not considered to have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy and overlooking.

- The application site is separated from another neighbouring property (54 Walker Gardens) by the existing garage. Therefore, the proposed rear elements are not considered to result in significant harmful to this neighbour.

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.
- There are records of bats and swifts within 500 m this site. However, it is confirmed by the Council's Ecologist that no potential bat roost features on the building.
- Biodiversity enhancements are required. A built-in bat brick and/or a swift brick would be appropriate in the side elevation of the new addition. Alternatively external boxes could be mounted on the existing side elevations, however built-in boxes do not require maintenance and cannot fall off.

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 proposal does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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
- It is considered that the proposal would not change the appearance of the original dwelling and would not result in the dwelling appearing oversized in relation to the plot. Moreover, it is considered to be in keeping with the site and surrounds and would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be supported.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments