

DELEGATED OFFICER REPORT

Application Ref: H/22/93612

Site Address: 14 CONISTON GARDENS, HEDGE END, SOUTHAMPTON, SO30 0LP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension and part garage conversion

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

Planning History?	Yes ☒	No ☐
• WIR1139900000 - The erection of 14 dwellings - Permit - 28/08/1964 • LDC/22/93271 - Lawful Development Certificate: Part garage conversion to habitable accommodation and side extension - CLOPUD - Certificate Not Issued - 11/08/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received.		
Parish Council:	No Objection.		
Ecologist:	Biodiversity enhancement is required.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

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 30)

Assessment:
The application site contains a 3-bedroom semi-detached bungalow, set back from the road with front garden amenity space and a driveway leading to an attached garage. To the rear of the property is a garden which mainly laid to lawn with a small patio area. The surrounding area is residential in nature and consisting of a long row of bungalows on either side of the road and two storey properties at the end. The bungalows are of a similar design only a few have been rendered with timber boarding and have various

single storey extensions. The application seeks planning approval to erect a single storey side extension and convert the existing garage to a bedroom and storeroom.

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 site is also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

The proposal is considered to meet the requirements of the above guidance, as the proposed development is single storey and very modest in size.

- The proposed single storey side extension would infill the space behind the existing garage up to the rear elevation of the property. It would measure approximately 1.76m in width and 6.23m in depth which would not extend up to the shared boundary with 12 Coniston Gardens. The extension would provide an enlarged bedroom and lounge on ground floor. Being hidden to the rear of the original house, the proposed side extension would not stand out within the street scene and as such would not have an unacceptable impact on the appearance of the house or the residential character of Coniston Gardens.
- Given the proposed single storey side extension would only infill the space behind the existing garage, the property would largely retain its forecourt area and rear amenity space, such that there would be no unacceptable overdevelopment of the plot.
- The proposed change to the existing garage is to convert the rear portion to a bedroom and utilise the front portion as a storeroom. There are no proposals to alter the existing garage door and the roof form, therefore the property would remain as a single level dwelling and the street scene would remain similar as that the original dwelling displays.

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.
- Taking into consideration the proximity of proposed extension and that it would comprise a flat roof measuring approximately 2.8m in height, in addition to the extension would sit alongside the flank of 12 Coniston Gardens, 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 through overbearing impact, overshadowing, overlooking and or a loss of privacy. It should also be noted that no neighbour objection has been received during consultation period.

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 in the near area and the house has hanging tiles on the gable end which could shelter roosting bats. Therefore, the Council's Ecologist has been consulted as part of this application.
- It is confirmed by the Council's Ecologist that the proposal would not involve the gable ends of the house. As a precaution, construction should only be done outside of active bat season (i.e., done between October and April).
- Biodiversity enhancement is required. The addition of a bird box or bat box on the gable end of the rear elevation or planting more flowering plants to attract pollinators would be appropriate. Night scented flowering plants to attract moths as food for bats can be found on the RHS plants for pollinators list.

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 existing garage is less than 6m in depth, so it is not large enough to count as a parking space. In this instance, the loss of garage would 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.
- In terms of the character of the proposal, the size and single storey nature of the extension it is such that it would not dominate the appearance of the dwelling as a whole and would not result in the house appearing oversized in relation to the plot. The proposal 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 recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments