

DELEGATED OFFICER REPORT

Application Ref: H/22/93421

Site Address: 57 POUND ROAD, BURSLEDON, SOUTHAMPTON, SO31 8FF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Conversion of existing garage to home office and storage, with internal alterations and changes to fenestration. Erection of a pent roof garden shed at the rear of the garden.

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

Planning History?	Yes ☒	No ☐
• Z/28208/001/00 - CONSTRUCTION OF DETACHED CHALET BUNGALOW IN REAR GARDEN - Permit - 19/08/2003 • Q/22/92979 - Conversion of existing garage to home office and storage area. Erection of 1no. 8' x 6' pent roof garden shed and 1no. 6' x 6' pent roof garden shed in garden to rear of property - See Written Report - 23/05/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		
Ecologist:	No Objection		
Southern Water:	Southern Water requires a formal application for a 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 Bursledon, Hamble-le-Rice and Hound (BHH 29)

Assessment:
The application site contains a detached chalet bungalow located on the western edge of Bursledon. The property is built to the rear of 55 Pound Road and accessed via a shared driveway with No.55. The property benefits from an attached garage and a rear garden.

The surrounding area is residential in nature, predominately made up of a variance of types of properties; some bungalows, some two-storey, therefore there is no real uniformity. The application seeks approval to convert the existing garage and erect a garden shed at the rear garden.

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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 29) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths
 - ii) Ensure that new development relates effectively with the building features and materials prominent in existing development.

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 proposed changes to the existing garage are to convert the rear portion to a home office and utilise the front portion as a storage area. The existing up and over garage door is to be replaced with double wooden doors. Whilst the proposed garage door replacement would be to the front elevation, it would be relatively minor in scale and the visual impact could be further reduced by the long driveway to the front of the property. As such, it would not be significantly out of character with the visual amenity of the host dwelling or wider surrounding area.
- The proposed garden shed would be modest in size and tucked away in the corner of the rear garden. In addition to this, the material used would result in an inconspicuous structure that can blend into the fences and surroundings. Overall, this proposed development is suited to the host dwelling in terms of its form, scale, and appearance.

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.
- With regards to the design, scale, position, and relationship with neighbouring properties, it is not considered that the proposed garden shed would result in an unacceptable harmful impact on the amenities of neighbouring occupiers. It should be noted that no objections have been received from the neighbours.
- The internal alterations and changes to fenestration (addition of a side facing window) are not considered to result in any adverse impact in terms of overlooking and loss of privacy to any neighbouring amenities.

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.
- It is confirmed by the Council's Ecologist that the proposal would not affect the hanging tiles on the main house and the habitat for protected species, so an ecological assessment is not required.
- The surface water drainage proposal for the garden shed is also satisfactory. It would be acceptable to have a downspout diverter to fill a water butt from gutters on the shed roof, with the excess water diverted to the existing property drainage by running a hose pipe or a rigid pipe along the ground next to the fence where it would not be a trip hazard. A separate soakaway would not be required.
- Biodiversity enhancement is required. Planting more flowering plants or shrubs to attract pollinators would be acceptable.

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 garage conversion would result in the loss of an off-road parking space, and it is unclear from the submission as to the total number of bedrooms contained within the property. However, there is room available to the front to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements. As such, it would be expected there are sufficient parking to serve the application site.

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 is in keeping with the appearance of the original dwelling and the character of the local area and would not have any significant harmful impact upon residential amenity and is therefore recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		