

DELEGATED OFFICER REPORT

Application Ref: H/22/93392

Site Address: 47 WOODSTOCK CLOSE, HEDGE END, SOUTHAMPTON, SO30 0NG

Case Officer: Claire Campbell-Best

Description: Two storey rear extension, conversion of integral garage and alteration to fenestration (Amended plans).

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Nature Conservation – SSSI Impact Zone, Solent Mitigation & Disturbance Zone and HRA Screening Criteria Airport Safeguarding Zone Southern Water Sewers 2m Buffer – Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/17297/000/00	Development for residential purposes	Permit – 02/12/1976
Z/17297/004/00	Approval of reserved matters: Erection of 50 houses and garages with associated parking	Approve the Reserved Matters – 01/03/1988

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	<u>Updated comments on amended plans received 06/10/2022:</u> No Objection <u>Comments received 08/09/2022:</u> No Objection		
Ecology:	<u>Comments received in response to photos provided 15/08/2022:</u> I have reviewed the site photos and loft. There is an area on the side elevation that is unclear attached to the rain gutter. It looks as if there was ivy growing on the wall and up into the soffits, but I can't see any obvious gaps. Please could the following informative be added to the decision notice: There is a record of bats near this property. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works <u>Comments received 04/08/2022:</u> There is a record of bats nearby and this proposal requires works to the roof. Please could close-up photos be taken of any areas of the house which would be affected by the proposal.		
Southern Water	<u>No objection – see guidance notes</u>		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Site and Proposal:

The application site comprises a two storey semi-detached dwelling located to the south-east of Woodstock Close and lies on a corner plot. The property is a relatively modern design and features a single integrated garage to the front elevation and a half-hipped roof. To the front of the property there is a driveway and modest front garden. There is a side gate leading to the rear garden which has a small patio area and garden laid to lawn. The surrounding area is predominately residential in nature and forms part of a 1980/90s housing estate with a primary school to the north of the application site.

This application seeks approval for a two storey rear extension, a garage conversion into habitable accommodation and the insertion of a first floor window in the north-western side elevation. Amended plans were received 19 September 2022 which show the proposed rear extension has been reduced in depth at first floor level and a change in roof form (gable to hipped) and is set down from the ridge of the main dwelling house.

The proposed extension to the rear and garage conversion would allow for the significant re-configuration to the ground floor. The garage would be become a snug area, the existing kitchen would become a utility room and W.C and the existing lounge would become an open plan kitchen/living area. At first floor level, the rear extension would allow for the enlargement of the third bedroom and the slight re-configuration of the second bedroom at the rear of the property. The proposals would be finished in materials to match the existing.

Principle

The development is within the urban edge of Hedge End where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and layout

The design of the two storey rear extension and garage conversion is suited to the host dwelling in terms of its form, scale and appearance.

The proposed two storey rear extension, following the receipt of amended plans, is considered to be acceptable with regard to its overall design and appearance when read within the context of the host dwelling and in the wider context due to the application site being located on a corner plot, where wider public vantage points can be obtained. The reduction in depth to the rear extension at first floor level and the hipped in roof design provides a sense of subservience which is reinforced by the use of matching materials, ensuring the proposed development would be harmonious and respectful to the host

dwelling and the surrounding area. While there would be some visual impact due to the application site being a corner plot, the resulting impact would be minor, due to the design changes and would blend in with the existing street scene.

The development would not be an overdevelopment of the site, while the plot size is modest sufficient amenity space would remain.

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 amendments to the first floor rear element of the proposed extension comply with the '45-degree code' whereby the adjoining neighbour no. 46 would not experience an unacceptable loss of light and outlook as a result of the development. Additionally, the ground floor element of the extension would be screened by the high fencing between the shared boundary between nos. 46 and 47. It should also be noted there have been no objections from this neighbour.

The proposed garage conversion would result in the garage door being replaced with 1no. window to the front elevation and would face the public realm where overlooking can be tolerated. The proposed window would also directly face part of the flank windowless elevation and high boundary fence of the adjacent neighbour no. 48. Due to these factors, there are no concerns with regards to overlooking or loss of privacy with this nearby neighbour.

The proposed first floor side window located to the north-western elevation would predominately face the public realm (King Copse Avenue) where any overlooking is more accepted. There is a generous separation distance in excess of over 22m between the application site and the nearest neighbour to the north-west and as a result, there are no concerns with regards to any overlooking or loss of privacy when considering this element of the proposal.

Highway Safety and Parking

The proposed development would not result in any additional bedrooms, the property would remain a three bedroomed dwelling which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD.

While it is acknowledged the garage conversion would result in the loss of off-street parking, adequate parking will remain for 2no. off-street parking spaces within the curtilage of the site.

Other Material Considerations

There will be no adverse impact upon trees or other natural features worthy of retention and 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 Environment 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 ☐