

DELEGATED OFFICER REPORT

Application Ref: H/22/93606

Site Address: 53 STANIER WAY, HEDGE END, SOUTHAMPTON, SO30 2XE

Case Officer: Claire Campbell-Best

Description: Demolition of existing conservatory and erection of a single storey rear extension including part garage conversion

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area NE – SSSI Impact Risk Zones Airport Safeguarding Zones HRA Screening Criteria – SAC, SPA, Ramsar and River Solent Mitigation and Disturbance Zone Tree Preservation Order SW Sewers 2m Buffer		

Planning History	Yes ☐	No ☒
No relevant recent planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Ecology:	No objection – biodiversity enhancements are required		
Trees:	There are a group of trees to the rear of the application property. These trees are subject to Tree Preservation Orders. Whilst the proposed development should be outside of the Root Protection Areas of any significant tree, we have concerns regarding construction access and activities. Therefore, we would request a pre-commencement Tree Protection Plan detailing the tree protection measures. We raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		
Southern Water Services:	No objection – see guidance notes		

Site Visit:	Yes ☒	No ☐
Details: 11/10/2022		

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 contains a two storey link detached dwelling by single garages to the adjoining neighbours and is located on the western side of Stanier Way. To the front of the property there is a driveway that leads to the garage which is set back from the host dwelling. To the rear of the host dwelling there is an existing conservatory and a modest sized garden enclosed by close board fencing. The surrounding area is predominately residential in nature and made up of mainly two storey detached/link detached dwellings of similar style.

This application seeks approval for a mono-pitched single storey rear extension following the removal of the existing conservatory and a partial conversion to the garage. The proposed rear extension would have (approx.) a depth of 3.8m, a width of 4.7m and an overall height of 3.4m and would comprise an open plan kitchen/dining/family area and would be served by 3no. rooflights, a set of bi-fold doors and 1no. full length window to the rear elevation and 1no. window to the side (south-western) elevation. The proposed partial garage conversion would comprise a bike store to the front and a utility, storage cupboard and W.C. to the rear. The window to the rear elevation of the garage would be removed and replaced with 2no. small windows and a door. The garage door to the front elevation would remain unchanged. The proposals will be finished in materials that match the existing.

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.
- The design of the single storey rear extension and partial garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed single storey extension would replace an existing similar sized conservatory and is considered acceptable due to the existing relationship.
- The proposals would not be visible to the public realm as the proposed extension and the majority of the partial garage conversion would be sited to the rear of the host dwelling.
- The design and layout respects the character and appearance of the locality.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- 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 bi-fold doors and full length window to the rear elevation of the proposed extension and the 2no. windows and door to the rear elevation of the garage would directly face the rear garden. Additionally, the proposed roof lights are high level and as such, there is no concern with any overlooking or loss of privacy.
- The 1no. window to the side elevation of the proposed extension would directly face and would be screened by the 1.8m close board fence between the shared boundary between nos. 53 and 55 Stanier Way.

- It should be noted there have been no neighbour objections to the proposed development
- It is acknowledged the garage conversion would result in the loss of a parking space. The property is a 3no. bedroom dwelling which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. There is adequate space on the front driveway within the curtilage of the site to accommodate the 2no off-street parking spaces required.
- Due to the proposals being in close proximity to a protected tree, the Council's Tree Officer was consulted upon and has advised while the proposed development should be outside of the Root Protection Areas of any significant tree, there are concerns regarding construction access and activities. In order to protect the tree, a pre-commencement condition requesting a Tree Protection Plan detailing the tree protection measures will be applied and this has been agreed by the Agent.
- 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 ☐