

DELEGATED OFFICER REPORT

Application Ref: H/22/93779

Site Address: 44 DOWNSCROFT GARDENS, HEDGE END, SOUTHAMPTON, SO30 4RS

Case Officer: Claire Campbell-Best

Description: Demolish existing conservatory and utility room and build a single storey rear and side extension.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area SSSI Impact Risk Zones Airport Safeguarding Zones Flood Zones 2 and 3 HRA Screening Criteria – SAC, SPA, Ramsar and River		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/10/2022		

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 Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a two storey end of terrace dwelling located on the south-western side of Downscroft Gardens. The property is set within a good size plot and with front, side and rear amenity space and there is off-street parking within a private residential car park south of the application site. The surrounding area is an established residential 1980/90s estate comprising of similarly designed terraced, semi-detached and detached dwellings, many of which have been extended to the side and rear. This application proposes a single storey side and rear extension which would wrap around the host dwelling, the existing utility/side lean-to and rear conservatory would be removed. The proposed extensions would comprise a utility/shower room to the side element and a family area to the rear element. This would be served by 1no. door and

rooflight to the side extension and a set of patio doors, 2no rear windows and 3no. rooflights to the rear extension. The proposals would be finished in materials that will match the host dwelling albeit except for the proposed northern elevation of the rear extension which would be white painted render.

Principle

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.

Design

- The design of the single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed rear extension would replace an existing conservatory and would have a larger footprint, extending a further 1.4m west into the rear garden and it would have a maximum width of 6.3m. Due to the boundary layout, the rear element would be narrower towards the rear elevation (approx. 3.9m). This narrowing of the proposed extension would reduce the overall scale and bulkiness of the development and is considered acceptable.
- While it is acknowledged the proposed side extension would be visible from the street scene, it is a modest and subservient addition to the host dwelling. The majority of the development which is sited to the rear, would not be overly visible to the public realm.
- There are many examples of side and rear extensions within the locality and as such, the proposals would be in-keeping with the character area.
- The Introduction of white render to the proposed northern elevation at the rear would be a new material to the host dwelling, however this would be sited to the rear of the property and would not significantly change the character of the host dwelling or street scene and is considered acceptable.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

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 neighbour most impacted by the development would be the adjoining neighbour, no. 43 Downscroft Gardens. It is noted the proposed rear extension would project further in depth however, due to the fencing between the shared boundary and the existing conservatory in the same location, it is considered the proposal would not result in an adversely harmful impact upon the amenities of the neighbouring property. Further it is noted the proposal would not have any windows on the proposed northern elevation and therefore would be no concern with regard to overlooking.

Other Material Considerations

- A section of the garden to the south and east lies within Flood Zones 2 and 3. The proposed development would not be built upon these flood zones and as a result, a flood risk performa was not required as part of this application.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐
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