

DELEGATED OFFICER REPORT

Application Ref: H/22/93782

Site Address: 62 ASTRAL GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and two-storey side extension following demolition of existing garage and rear conservatory

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	Biodiversity enhancements are required		

Site Visit:	Yes ☒	No ☐
Details: 14 th October 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 60)

Assessment:
The application site contains a red brick two-storey three-bedroom detached dwelling, located on a housing estate in West Hamble. To the side of the property is a driveway providing off-road parking and leading to an attached garage. There are also two side gates on either side of the property, allowing access to the rear garden. The surrounding area is predominantly residential in nature and made up of 1980s to 1990s terraced, semi-detached and detached development on a local thoroughfare and a series of multi-headed cul-de-sacs. The application is proposed to demolish the existing attached garage and rear conservatory, replacing them with a single storey rear extension and two-storey side extension. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 proposal would result in associated internal layout alterations creating a new study room and an internal linked kitchen and dining room at ground floor and an additional bedroom at first floor. The proposed works would not result in overdevelopment of the site as the new extensions would be modest in scale and largely utilise the footprint of the existing garage and conservatory.
- The application property is the first dwelling when entering this section of Astral Gardens, which is sitting in a prominent location. As such, the proposed two-storey side extension would be highly visible from public vantage points. However, it would be set back from the principal elevation and with a recessed roof height to display a level of subservience. A significant gap to the adjoining neighbours (60 Astral Gardens and 68 Astral Gardens) would also be retained. Given the proposed works would maintain the predominant plot widths and continuity in building line, the proposal would not appear out of keeping or disrupt an established pattern of development.
- The proposed two-storey side extension would be finished in brickwork at ground floor level with tile hanging at first-floor level. Although the tile hanging is not found in the host dwelling, this material can be found within the vicinity. As such, the proposed work can still reflect the character of the area. Moreover, it is considered that the new material can add a degree of interest to the property.
- The proposed single storey rear extension would match the property in terms of materials and fenestration. Due to its rear location, it would be hardly noticeable from the street.

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.
- The proposed two-storey side extension would not extend beyond the rear wall of the adjoining neighbour (60 Astral Gardens) and would only face towards the blank flank elevation of the neighbouring dwelling. Therefore, this element is not considered to create significant harmful in terms of loss of light, outlook, and privacy to 60 Astral Gardens, this neighbour can enjoy better daylight after demolishing the existing garage.
- Owing to the position of the proposed works and separation distance with the neighbouring properties, the proposal would not have a detrimentally harmful impact upon the amenities of any neighbours. It should be noted that no objections

have been received during the 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 very close to this property and the proposal would involve extensive work to the roof. Therefore, the Council's Ecologist has been consulted as part of this application. However, it is confirmed that no potential bat roost features on this house.
- Biodiversity enhancements are required. A bat brick/box and a swift brick/nest box would be appropriate for this proposal.

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 property will become a 4+ bedroom property with the addition of a first-floor bedroom within the proposal, requiring 3 off-highway parking spaces. Although the proposed two-storey side extension and the demolition of the garage would result in the loss of two parking spaces, the existing driveway still has capacity to accommodate one car. It is also confirmed by the applicant that the front garden will undergo work to obtain two more parking spaces in compliance with Eastleigh Borough Council Parking Standards. The proposal is therefore considered to be acceptable in this regard.

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
- Whilst the proposed works would be visible from the street scene, the harm is minimal. In addition, the proposal would not have any significant harmful impact upon residential amenity and highway safety, it is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments