

DELEGATED OFFICER REPORT

Application Ref: H/22/93743

Site Address: 48 MARSH GARDENS, HEDGE END, SOUTHAMPTON, SO30 2XN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Conversion of existing garage to habitable space. Alterations to fenestrations

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:	49 Marsh Gardens – Objection – Summarised • Noise • Party Wall • Devalue the property as it will no longer be regarded as link-detached		
Parish Council:	No Objection		
Ecologist:	Biodiversity enhancements are required. A swift nest box or a bat box would be an appropriate enhancement.		

Site Visit:	Yes ☒	No ☐
Details: 6 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 Hedge End, West End and Botley (HEWEB 64)

Assessment:
The application site contains a two-storey, 3 bedrooms, linked-detached property located on the northern edge of Wildern. The dwelling is constructed of yellow and red brick with a pitched tiled roof and brown fenestration. The attached garage is linked with 49 Marsh Gardens, which also allows access to the rear garden. The surrounding area is residential in nature and the property is part of a modern housing estate. This application proposes a garage conversion to provide a guest/study space as well as a cloakroom/ utility space at

ground floor level. 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 application property sits towards the end of the cul-de-sac with very little of the built form being read from the street scene. In particular, the existing garage is setting back from the principal elevation of the application property and as such any alterations to the garage would raise no issues and be hardly noticeable from the street. It is considered that the proposed garage conversion would not affect the character and appearance of the area.
- From the submitted drawings and information, it is understood that the majority of the existing elevations are to be retained. Whilst the existing doors on the front and rear elevation are to be replaced with windows, the remaining wall and fenestration would be finished with the matching materials to the original dwelling. Therefore, the visual impact caused is very minimal.
- The use of the garage conversion will not be a departure from residential use from within the family and will be conditioned as such. If a business purpose were to be established then this would require a separate planning permission

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 proposal would only result in associated internal layout alterations and minimal change to the elevations, so the garage conversion would not cause excessive shadowing, loss of daylight or loss of privacy. Moreover, there would be no additional overlooking from the proposed windows and skylights.
- The issues raised by neighbouring resident (49 Marsh Gardens) relating to property value, party wall issues in terms of building works and noise are not material planning considerations, and therefore are either subject to separate legislation outside of the planning remit or are civil matters and cannot be taken into account in the planning assessment of this proposal.

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 and swifts nearby. Therefore, the Council's Ecologist has been consulted as part of this application, but it has been confirmed that no potential bat roost features on this property. In this instance, no further bat assessment will be required.
- Biodiversity enhancements are required. A swift nest box or a bat box would be an appropriate enhancement.

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 after converting the garage into an additional bedroom, which will require 3 off-highway parking spaces. Although the proposed garage conversion will result in the loss of one parking space, the existing driveway still has capacity to accommodate one car. It is also considered that the property is located at the end of a cul-de-sac and the area to the front of the dwelling has extra space for two vehicles. In this case, the proposal will accord the guidance set in the Residential parking standards SPD and have no impact on highway safety.

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
- The proposal is not considered to impact on highway safety and is in keeping with the site and surrounds. Also, it would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be supported.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments