

DELEGATED OFFICER REPORT

Application Ref: H/22/93863

Site Address: 15 GROSVENOR GARDENS, WEST END, SOUTHAMPTON, SO30 3BP

Case Officer: Rachael Morris

Description: Partial garage conversion, single storey side and rear extension and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
- H/21/89932 - Demolition of existing garage and rear outbuilding, erection of two storey rear and side extension and extension of rear dormers – Permit – Aug 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	16 Grosvenor Gardens. Support. We generally support this planning application but do, however, have two recommendations to make: 1) That being at the end of a cul-de-sac in our interests and also those of the other residents we suggest that a planning condition be made in connection with the hours and days of work permitted for the building operations should planning approval be obtained. 2) That any overhang or guttering of the new extension be contained within the curtilage of number 15, Grosvenor Gardens.		
Parish Council:	No Comment/No Objection		
Tree Officer:	Our comments will largely be the same as for the previous application (H/21/89932). The rear garden is largely tree-free, with only small specimens present. There are some significant trees occurring approximately on the rear boundary (with properties on Warden Close) and another in the rear garden of the neighbouring property (No. 14). These significant trees are subject to Tree Preservation Orders. We will require a tree protection plan by condition because of the potential indirect threat of construction activities on the root protection areas that are within the applicant's garden. Therefore, we raise no arboricultural objection, subject to a condition.		

Site Visit:	Yes ☒	No ☐
Details: 18/11/2022		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the partial garage conversion, single storey side and rear extension and alteration to fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The existing driveway can accommodate the required 2 no parking spaces for the 3-bedroom property. Therefore, the partial garage conversion will not create an unacceptable impact to the parking available on site.
- The design and layout respect the character and appearance of the locality.
- The proposed single storey rear extension will extend from the side of the existing garage and wrap to the rear of the main dwelling. This rear extension will not expand to the whole width of the main dwelling which helps it to represent a modest addition.
- The materials are to match the existing building as such this would respect the main dwelling.
- The minor alteration to the fenestration to include an additional window, replacement to a window from a door and porch amendment will not have a negative impact on the street scene and the extension to the rear will also have a minor impact to the view from the street scene, supported by the fact this property sits to the far corner of the cul-de-sac where views through to this side of the property are limited.

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.
- There are no proposed side windows that could create potential overlooking or loss of privacy. Nonetheless, the proposed extension is limited to the ground floor where the potential for this is reduced.
- The proposal is weighted to the side closest to no.16 Grosvenor Gardens but to this boundary the impact to this neighbour will be similar to existing where the existing flat roofed garage on the boundary will be converted and have an additional flat roofed structure extended from it.
- The additional window to the front elevation at first floor level is not unacceptable and will overlook the public realm where this is more expected and accepted.

Other material considerations

- There tree officer has suggested a condition to protect the TPO trees during construction via a Tree Protection Plan; a condition which has been accepted by the planning agent. No construction can start until this information has been submitted and agreed by the LPA through a discharge of condition application.
- There are no likely significant impacts on the SPA.
- A note to the applicant of the Council's guidance on considerate contractors will be attached to the decision notice as well as a note to ensure it is clear this planning permission does not convey the right for the development to encroach over, under or on land, which is not within the property's ownership, without the consent of the

landowner.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...