

DELEGATED OFFICER REPORT

Application Ref: H/22/93974

Site Address: 1 TORRE CLOSE, EASTLEIGH, SO50 4RS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Conversion of carport to single storey habitable accommodation.

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

Planning History?	Yes ☒	No ☐
• Z/29267/001/00 - ERECTION OF CAR PORT AND CONSTRUCTION OF PITCHED ROOF TO FRONT DORMER - Permit - 10/09/1987 • Z/29267/002/00 - FIRST FLOOR EXTENSION OVER CAR PORT - Permit - 03/02/1994		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 9 th November 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 Eastleigh (ELAC 32)

Assessment:
The application site contains a moderately sized, late 20th century and two-storey traditionally built detached dwelling located on the northern edge of Eastleigh. The dwellinghouse itself is finished in red facing brickwork on the outer leaf with a dark grey timber cladding finish to first floor outer leaf. To the eastern side of the property, there is a two-bay carport attached to the host dwellinghouse. The surrounding area is residential in nature and comprised of 1970s/80s detached development. The application seeks approval for the conversion of the existing attached carport to provide for ancillary living accommodation for an elderly relative. These alterations will involve bricking up the carport and inserting windows and doors to the front and rear. 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.
- According to the submitted information, the scale of the carport conversion is proposed to remain within the existing footprint and the pitched roof over the carport will remain unaltered. As such, the visual impact caused is considered to be very minimal. It is also noted that the proposal will be constructed using matching materials to ensure the design complement the existing building, and therefore aids in mitigating any harmful effect of the proposal in terms of character and appearance.
- Whilst the proposed carport conversion does introduce additional living accommodation, this is contained within the current parameters and extent of an existing building and therefore will not lead to an increased visual or physical impact upon its surroundings. The accommodation, it has been explained by the applicant, is also required for an elderly relative who is in need of care. Taking account of these factors, it is considered that the proposal is acceptable and is also perhaps preferable to a further enlargement of the main dwellinghouse in order to meet the need for additional living space.
- The use of the carport 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.
- Owing to the positioning of the application property relative to any neighbouring residential properties, it is not considered that the development will have any undue impact upon the amenity of their occupiers by way of overlooking, overbearing impact, or through loss of light or outlook. It should be noted that no objections have been received from any neighbouring during the consultation period.

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.
- Whilst the conversion of a carport to habitable accommodation will be a loss of two off-road parking spaces, it was noted from the site visit that sufficient on-site parking space remains within the curtilage of the dwelling, to serve a property of this size. Therefore, the development will not have a detrimental effect to highway safety and will accord to guidance set in the Residential parking standards SDP.

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.

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 proposed carport conversion is appropriate in design and will have limited visual impact. Also, it is considered that there is no loss of amenity to any adjoining properties. For these reasons, the proposal can be supported.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments