

DELEGATED OFFICER REPORT

Application Ref: H/22/93629

Site Address: THE BUNGALOW, KNOWLE HILL, EASTLEIGH, SO50 4LZ

Case Officer: Claire Campbell-Best

Description: Conversion of detached double garage to habitable dwelling on ground floor and in roof space. To replace existing roof into 45 degree gable end roof with flat dormer to front facing east elevation & gable ends facing north & south elevations .

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge SSSI Impact Risk Zones HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/25536/000/00	Extension and sub-division of bungalow to form two dwellings	Permit – July 1981
Z/25536/001/00	Double garage	Permit – June 1983
Z/25536/002/00	Conservatory	Permit – April 1997
F/13/72334 (Hillview)	Alterations to roof and addition of 1no. side dormer to provide rooms in the roof	Permit – June 2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection from 20 Allbrook Knoll:</u> The garage is at the bottom of my garden and currently not immediately visible. Increased roof height would possibly affect the amount of light. Also, an inhabited space may create noise and spoil the enjoyment of the garden <u>1no. comment from 19 Allbrook Knoll:</u> Is this going to be a separate dwelling/residence? Looking at the plans there will be a window south facing on the second storey, does this mean my back garden will now be overlooked? LPA Note: Both neighbours were notified of amended plans but no further comments were received		
Allbrook Parish Council:	<u>Comments on amended plans received 12/12/2022:</u> No objection <u>Comments received 31/10/2022:</u> No Objection		
Ecology:	<u>Comments received 17/11/22 on site visit photos</u> I have reviewed the site photos and the interior photos of the garage. I don't see any potential bat roost features. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-withbats/ive-found-a-bat-during-works		

	Biodiversity enhancements are required. A bat box or a swift nest box on the main house may be appropriate for this site. <u>Comments received 08/11/22</u> There are records of bats near this site. I need to review close-up photos of the garage building including the condition of the roof and the interior of the garage roof to determine whether further surveys for bats or nesting birds would be necessary.
Natural England:	This site potentially affects European Sites vulnerable to nutrient impacts. Please refer to Natural England's overarching advice dated 16th March 2022 and sent to all relevant Local Planning Authorities.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 09/11/2022		

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, 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 semi-detached chalet style bungalow that once was a detached bungalow but was extended and sub-divided in 1981 to form two dwellings, 'Hillview' closest to Knowle Lane and 'The Bungalow' to the south. Both dwellings have a shared drive accessed from Knowle Hill and there is a detached single storey garage with an attached lean-to south of The Bungalow. The property is located just inside the urban edge with designated countryside to the north and east. Directly north west of the site there is a relatively new housing development and to the south and west of the site is a later more established residential housing. This application seeks approval to convert the detached garage to form habitable accommodation both to the ground floor and to the roof space for an elderly relative. Amended plans were received 30 November 2022 which removed the proposed window to the south elevation and the addition of a further rooflight to the western roof slope. The ground floor would comprise of a lounge, kitchen and bathroom. The existing hipped roof would be raised by 1m (approx.) and would have an overall height of 5.2m (approx.). The hipped ends to the north and south elevations would become timber clad gable ends, there would be a flat roofed dormer to the eastern roof slope and 2no. rooflights in the western roof slope. The first floor would comprise of a bedroom and bathroom. Aside from the proposed cladding to the gable ends, the proposal would be finished in materials to match the existing garage and the main dwelling. <u>Principle</u> The development is within the urban edge of Allbrook where the principle of development is acceptable provided it complies with policies DM1, DM11 and DM14 of the Development Plan.

Design and Layout

- The design of the proposed garage conversion, following the receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance. The existing garage is set well back from the highway and positioned at the end of the shared drive. The majority of the development would be screened by the mature trees and hedging south east of the site and would not be overly visible within the public realm.
- While it is acknowledged the roof would be increased in both height and form, it would be shorter in height than that of the main dwelling (5.8m approx.) which is also set on slightly higher ground than the garage, reinforcing the host dwelling as the dominant building. The proposal is considered to be a subservient addition within the site.
- While the resultant garage would not be the most attractive structure in terms of design, there are elements to the proposal that would be in keeping within the site and the surrounding area. Timber clad gable ends are seen on the adjoining property 'Hillview' and the recent development features detached garages with high pitched roofs with gable ends. Additionally, it is considered that the proposal would not cause significant detrimental harm within the street scene and to the wider character area which features a mixed variety of dwellings and design to warrant a refusal of the application.
- The development would not be an overdevelopment of the site, much of built form to the garage conversion is in place with the exception of the roof change would retain sufficient amenity space.

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 proposed flat roof dormer to the eastern elevation would overlook the shared drive to the application site. The 2no. rooflights to the western roof slope would face the side elevation to the neighbour to the north-west, no. 7 Knowle Hill. This property has 1no. first floor side window which appears to serve a landing and as such as this room is considered non-habitable and as the rooflights would be above eye level, it is considered there would be no unacceptable loss of privacy or overlooking concerns.
- As noted, amended plans were received which show the removal of the proposed window to the southern elevation as there were overlooking concerns raised by neighbours to the south (no. 19 and 20 Allbrook Knoll) and the amended plans are considered to be acceptable with regards to nearby neighbouring amenity.

Annexe

- The proposed garage conversion would have internal accommodation that consists of a main living space, kitchen, bedroom and 2no. bathrooms and would be detached from the main house but would still rely on it and its surrounding due to the shared amenity space. As such, the proposal would be used as ancillary accommodation to the main house and in terms of its proposed use for an annexe for a family relative, the development is considered acceptable. It is recommended that a condition be applied to limit the use of the annexe to be ancillary to the main house and that whoever reside in it must be directly related to the occupiers of the main house, i.e. it cannot be an independent unit and cannot be let separately.

Highways Safety and Parking

- The proposal would result in the loss of the existing parking space provided by the garage, there is adequate parking on the driveway to accommodate both the main

house and the proposed garage conversion and would accord with the Residential Parking Standards SPD.

Other Material Considerations

- Natural England were consulted upon and they advised further information would be required to assess the impact of the dwelling with regards to Nutrients. As the proposal is not a separate independent dwelling and will be ancillary to the main house, it is considered that the application does not require a Habitats Regulation Assessment as the development is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar) even though it falls inside the designated zone of impact.
- There will be no adverse impact upon trees or other natural features worthy of retention.

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.

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 ☐