

DELEGATED OFFICER REPORT

Application Ref: H/22/94106

Site Address: 36 WESTBURY COURT, HEDGE END, SOUTHAMPTON, SO30 0HN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension for conservatory

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

Planning History?	Yes ☒	No ☐
• PD/22/93957 - Enquiry: Single storey extension, extending beyond existing extension - See Written Report - 21/10/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received to the application. The representation raised the following concerns: • the amount of surface water draining • the quantity of rainwater draining onto their property would increase significantly with the alteration of the drainage and additional soakaways		
Parish Council:	No Objection		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

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 Hedge End, West End and Botley (HEWEB 30)

Assessment:
The application site contains a 1970s, two-storey, end terraced dwelling to the southeast of Hedge End. Setting in a triangular plot, the property has an attached garage to the side. The surrounding area is residential in nature and characterised by Victorian to 1970s development on a series of multi-headed cul-de-sacs. The application seeks approval to erect a rear conservatory in front of the existing dining room. It was noted upon the site

visit that the proposed development is in the process of being constructed. 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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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.
- Whilst the proposed rear conservatory would be close to the common boundary with 37 Westbury Court, the overall scale and massing is deemed acceptable, and it is not considered to result in the overdevelopment of the plot. The design with the extensive glazing would also help to visually reduce its bulk and soften its impact when viewed within the wider surrounding vicinity.
- Being sited to the rear of the property, the proposed conservatory would not be in obvious view from the public realm and therefore would not detrimental or adversely affect the appearance of the street scene of Westbury Court.

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 rear conservatory would be single storey with no proposed side facing windows to overlook the attached neighbour (37 Westbury Court) and therefore there would be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. In addition to this, the glass on the roof would be above head height, mitigating any overlooking across the neighbouring properties.
- The issues raised by the rear neighbour (61 Yardley Road) relating to soakaway is not material planning consideration, and therefore is subject to separate legislation outside of the planning remit and cannot be taken into account in the planning assessment of this proposal. It has been confirmed by the applicant that all work is being done under building regulations and they will position the soakaway's 5m away from any building and install the correct amount of soakaway crates to cope with the amount of water for the surface area of roofs.

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 proposal does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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 • To conclude, after assessing the application, the recommendation is to permit. The scheme will not create a detriment to neighbouring properties and is considered a subservient addition to the main house.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		