

DELEGATED OFFICER REPORT

Application Ref: F/22/94105

Site Address: 20 GRANGE PARK MOBILE HOMES, , SHAMBLEHURST LANE
SOUTH, HEDGE END, SOUTHAMPTON, SO30 2FP

Case Officer: Claire Campbell-Best

Description: Rear extension by 1m and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Built -Up Residential Area EBC Owned Land		

Planning History	Yes ☐	No ☒
No recent relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Asset Management:	No comments other than to say the resident will require the councils consent as landlord to the application in addition to planning consent. The application should go to our site manager at PCC who will make a decision in line with our policies for the site. Please ensure the resident is aware that planning permission by EBC does not constitute permission as landlord of the site.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/01/2023		

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 Surroundings</u> The application site is a single storey mobile home located in the north-eastern corner of the Grange Park Mobile Home Site which is accessed by Shamblehurst Lane South in Hedge End. The building itself is finished in light render and built on brick foundation with a bay window to the front elevation. There is a driveway to the side of the mobile home which leads to private amenity space to the rear and remaining side within the plot. The application site forms part of a site which features mobile homes of similar size, style and appearance set in modest plots fairly close together. <u>Proposal</u>

This application seeks approval for a single storey rear extension and alterations to the existing fenestration which would include replacing 1no. window with a set of patio doors to the eastern elevation. Upon the site visit, it was noted the elevational alterations have been implemented.

The proposed extension would project 1.0m into the rear garden and would have the same width (6.1m) and height (4.3m) of the mobile home. The proposal would enlarge an existing bedroom, wardrobe and ensuite. This would be finished in materials that would match the existing.

Principle

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

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

Design and Layout

- The design of the single storey rear extension and elevational alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension would be a modest addition to the mobile home and the impact within the street scene would be minimal, this would be further reinforced by the usage of matching materials, ensuring the development is respectful to the existing building.
- It was noted on the site visit that while the mobile homes are of a similar size, there are some which are longer in depth than the application site (immediately adjacent to the site), and as such the development would be in-keeping with the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The mobile homes within the site are sited within close proximity to each other as is typical with such sites. Therefore, the separation distances between each building are less than the recommended guidance of 22m as set out in the 'Quality Places' SPD.
- The neighbour most impacted by the development due to the location of the proposal would be the neighbour to the north (no. 21). The proposed extension would project 1.0m closer to this neighbouring property and would have a separation distance of 7.3m.
- There would be 2no. windows inserted into the proposed rear elevation; these windows would be in the same location that is currently present on the existing rear elevation. While the windows would directly face the rear elevation and windows to no.21 given the existing relationship and similar separation distances found with the site the proposed extension is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property. Additionally, there is a 2m boundary fence between the shared boundary that would provide some screening between the two mobile homes.
- The proposed window to the rear elevation serving the ensuite is not marked as obscured glazed on the submitted plans, therefore a condition will be applied to ensure this window is obscured to protect the privacy of the occupants and the neighbouring amenity.
- As noted, the patio doors to the eastern elevation are already in place and face the side amenity space within the application site and the access road within the mobile home development where overlooking is more tolerated and accepted. Therefore, this alteration is considered to be acceptable as there are no concerns with regards to any unacceptable overlooking.

Other Matters

- Due to Eastleigh Borough Council owning the mobile home site, the Asset Management Team were consulted upon. They have advised that planning consent does not constitute the landlord's consent to the works and the applicant will be advised to inform the landlord (Eastleigh Borough Council) via the Site Manager who will make a decision as to whether the works can commence based on their policies for the site by way of informative.
- Certificate B has been signed as part of this application and adequate notice has been served to the landowners (Eastleigh Borough Council).
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 ☐
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