

DELEGATED OFFICER REPORT

Application Ref: H/22/94370

Site Address: 10 OXBURGH CLOSE, EASTLEIGH, SO50 4QU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Conversion of garage to living accommodation with store at front and alterations to fenestration.

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

Planning History?	Yes ☒	No ☐
• Z/30760/000/00 - ERECTION OF TWO STOREY SIDE EXTENSION - Permit - 09/01/1989 • Z/30760/002/00 - TWO STOREY SIDE EXTENSION FOLLOWING DEMOLITION OF DETACHED GARAGE AND FELLING OF SILVER BIRCH TREE - Permit - 07/03/2002 • F/05/53705 - Construction of conservatory to rear - Permit - 15/04/2005		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	11 OXBURGH CLOSE - Comment – Summarised • Overlooking • Loss of privacy		
Parish Council:	No objection. Ensure the alterations to the fenestrations do not impact or overlook neighbours.		

Site Visit:	Yes ☒	No ☐
Details: 13 th January 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 Appraisal for Eastleigh (ELAC 30)

Assessment:
The application site contains a two-storey semi-detached dwelling located on the north-western edge of Eastleigh. The plot is irregular in shape with it being wider at the rear and narrowing moving towards the front of the site. The property benefits from a rear

conservatory and a driveway at the front. The wider surrounding area is predominantly residential in nature, with this part of Oxburgh Close comprising of predominantly semi-detached or short terraces of two-storey dwellinghouses. This application proposes a garage conversion to provide a kitchen as well as a storage space at ground floor level. 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.
- The application property sits within a cul-de-sac with very little of the built form being read from the street scene. In particular, the existing roller shutter door would remain unchanged and therefore the application property will look no different with the existing. It is considered that the proposed garage conversion would raise no issue in terms of visual impact and would not affect the appearance of the area.
- Due to the orientation of the property, the additional side windows and rear French doors would be hardly noticeable from the street. Therefore, the visual impact caused is very minimal.
- It is noted from the planning history (Z/30760/002/00) that a condition has been imposed to restrict the use of garage. However, from the submitted information, the use of the garage conversion will not be a departure from residential use from within the family, therefore the proposal is considered to be acceptable in principle in this location.

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 proposal would only result in associated internal layout alterations and minimal change to the side elevation, so the garage conversion would not cause excessive shadowing and loss of daylight.
- The proposed side facing windows are unlikely to generate concerns relating to overlooking as high-level windows do not allow for the kind of overlooking that is had from traditional windows. Moreover, these windows only look out onto areas already open to public view. As such, it is concluded that the proposal would not have a significant detrimental impact upon the residential amenity of the occupiers of 11 Oxburgh Close in terms of privacy or overlooking.

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 garage conversion does not incorporate any additional bedrooms so no additional parking spaces are required. Also, it is considered that sufficient on-site parking space remains within the existing driveway after converting the existing garage.

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
- The proposal is not considered to impact on highway safety and is in keeping with the site and surrounds. Also, it would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be supported.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments