

DELEGATED OFFICER REPORT

Application Ref: H/22/94329

Site Address: 104 DUDDON CLOSE, WEST END, SOUTHAMPTON, SO18 3QB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Extension of garage to provide garage and store following demolition of flat roof garage

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

Planning History?	Yes ☒	No ☐
• PN/22/92695 - Prior Notification for the construction of a single storey rear extension (depth 4.77 metres, height to eaves 2.30 metres, maximum height 3.90 metres), following removal of existing conservatory - Prior Approval Not Required - 25/04/2022		

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

Site Visit:	Yes ☒	No ☐
Details: 5 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 Hedge End, West End and Botley (HEWEB 56)

Assessment:
The application property is a detached dwelling with 2 no. single garage at the side located to the northwest of West End, which is the first dwelling on the right when entering the close. The wider surrounding area is predominantly residential in nature and made up of terraced/detached development on a local thoroughfare and a series of multi-headed cul-de-sacs. The current application seeks approval to extend the existing right-hand garage with a new roller door following demolition of a flat roof addition behind the existing garage. It is noted that the applicant has already received a pre-application advice, on the basis of which amendments were made to the scheme, prior to the submission of the planning application. 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.
- From the submitted drawings, it is understood that the footprint of the enlarged garage would be an irregular shape in order to fit within the shape of the site. Whilst it would be visible from the street, the existing hedges can reduce its visibility from the public realm. The proposal would also maintain many of the garage's original features including the roller door, therefore the proposal would not introduce a feature of unwelcome prominence within the street scene to the detriment of the street.
- Concerns are raised that the proposal would result in the creation of a separate unit on the site due to the separated position of the garage in relation to the host dwelling of the site. However, with the limited facilities and windows provided, the new development would have a low degree of independence. Planning condition can be imposed to control the use of the accommodation.
- The proposal would not displace any of the side amenity space and the space around the dwelling would be largely retained, such that there would be no unacceptable overdevelopment of the plot.

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 development is located on a side without immediate neighbours, so there is no considered impact on neighbours. It should be noted that no objections have been received 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.

- There is no negative impact on access, and the proposal will also not affect the number of parking spaces on the existing driveway.

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 would not facilitate the subdivision of the dwelling. Also, it would not have a significant detrimental impact upon the residential amenity and the wider surroundings. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments