

DELEGATED OFFICER REPORT

Application Ref: H/22/94389

Site Address: 2 BERRYWOOD GARDENS, HEDGE END, SOUTHAMPTON, SO30 4QZ

Case Officer: Claire Campbell-Best

Description: Construction of single storey rear extension following the removal of existing rear conservatory.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/38528/000/00	Construction of first floor extension	Permit – 09/04/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No Objection		
Botley Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 31/01/2023		

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 Proposal</u> The application site contains a detached two storey dwelling with a rear conservatory and integrated single garage to the front. The property is set back from the road by a hardstanding driveway and there is a side access to a modest sized garden. The surrounding area generally consists of similarly sized two storey detached dwellings and is part of a 1980/1990s residential development with multi-headed cul-de-sacs. This application seeks approval for a single storey rear extension following demolition of the existing conservatory. The extension would enlarge the existing kitchen/family room. The proposal would have a mono-pitched roof and would be served by 4no. rooflights and 4no. full length glazed panels and a set of patio doors to the rear elevation. 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 extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension would have a similar size footprint to that of the existing conservatory. The eaves height would remain the same (2.25m), there would be a slight overall increase in ridge height than the existing (0.3m) but this is considered to be modest and is acceptable.
- The proposal would be positioned to the rear of the dwelling and would not be visible within the street scene. Upon the site visit, it was noted there are various single storey rear extensions within the nearby vicinity, therefore the proposal would be in-keeping with the surrounding area.
- The extension proposes materials that would match the host dwelling which would respect the character of the property.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

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.
- Although the ridge of the proposed extension is slightly higher than the existing conservatory, its mono-pitched roof would slope away from the host dwelling. Its design and massing is not considered to have an unacceptable impact on the amenity of neighbouring residents.
- The proposed windows would directly look into the rear garden of the application site and as such, there are no privacy or overlooking concerns.

Other Material Considerations

- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐