

DELEGATED OFFICER REPORT

Application Ref: H/22/92575

Site Address: 45 HINDMARCH CRESCENT, HEDGE END, SOUTHAMPTON, SO30 0AN

Case Officer: Alexandra Stone

Description: Part conversion of integral garage into living space

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Within Flood Zone 1 & 2		

Planning History?	Yes ☒	No ☐
O/05/54780 – Grant Outline Permission – 04/12/2006 Outline: Residential development of 2.43 hectare site at a density of between 30-50 dwellings per hectare R/09/66299 - Approve the Reserved Matters -28/06/2010 Reserved matters pursuant to outline planning permission O/05/54780 for construction of 118 dwelling units with car parking, bin and cycle storage, open space, access road and landscaping (matters to be determined: appearance, landscaping, layout, scale and access)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>18 Watson Court (Summarised):</u> Converting the garage is a great way to utilise space.		
Parish Council:	Objection on the basis of the planning condition to not convert the garage to habitable accommodation. Parking is also an issue in this area.		

Site Visit:	Yes ☒	No ☐
Details: 15/02/2023		

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:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is to convert the existing garage into habitable accommodation, creating a larger living area and store. • The development is within the urban edge where the principle of development is acceptable.

Condition 8 of planning permission O/05/54780 reads;

The garage(s) shall not be converted to living accommodation without prior written permission of the Local Planning Authority.

Reason: In order to provide adequate on-site parking.

Design and layout

- The design of the garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

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.

Highways Safety & Parking

- As part of planning application O/05/54780 parking matters were considered, whereby at the time of determination the relevant PPG required 1.5 parking spaces per dwelling. It was also noted that roads needed to allow safe and easy access for emergency vehicles.
- The application site is 4no. bedroom dwelling and currently has 2no. parking provisions (the garage and driveway).
- The Council's Residential Parking Standards SPD sets out that for 4no. bedroom dwellings, 3no. parking spaces are required.
- The dwelling currently functions with 1no. less parking provisions than required by the SPD. The application, proposing the conversion of the existing garage, would result in the, further, unacceptable loss of on-site parking provisions which would not meet parking standards.
- The lack of on-site parking would encourage vehicles to park on the road, which could impact the flow of traffic and access of other vehicles.

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.

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: The application would cause loss of on-site parking and would therefore not meet parking requirements set out in the Parking Standards SPD.

Recommendation: **PERMIT** ☐

REFUSE ☒

Comments ...