

DELEGATED OFFICER REPORT

Application Ref: H/23/94497

Site Address: 9 VESPASIAN WAY, CHANDLER'S FORD, EASTLEIGH, SO53 2DE

Case Officer: Claire Campbell-Best

Description: Extension to the existing garage and convert both the garage and proposed extension to an annexe. Alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Residential Area Nature Conservations: SAC, SPA, Ramsar Airport Safeguarding Zones		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/12/71030	Single storey rear extension following demolition of existing extension and conservatory	Permit – 10/08/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 06/02/2023		

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:
<u>Site and Proposal</u> The application site contains a detached bungalow with a rear flat roofed extension located on the north-western side of Vespasian Way. The property is set within a good sized plot; there is a gravel driveway to the frontage which leads to a covered side access and a detached single garage and workshop slightly set back from the host dwelling in the rear garden to the north-west of the plot. The surrounding area comprises of similar style detached bungalows with detached garages. This application seeks approval to extend the existing garage. The extension would project a further 5.40m into the rear garden and would have a width of 4.40m. This would result in an overall length of 10.90m and width of 4.60m. This would have a flat roof and would have an overall height of 2.70m and would maintain the eaves and height of the

existing garage. The alterations to the fenestration include replacing the garage door with an access door. This extension would allow for the garage to be converted into an annexe, comprising of a kitchenette, bathroom, living/sleeping area and would be used by a family member. The proposed extension would be served by 1no. window to the proposed side (north-eastern) elevation and 1no. door to the rear elevation and would be finished in horizontal cladding.

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 Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the proposed garage extension and conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The existing garage is sited in the rear garden and which screened by vehicular access gates located to the side entrance and not visible from the public realm. As the proposed extension would extend to the rear of the garage and further within the garden, the enlargement would not be noticeable from the street scene and as such the impact would be minimal.
- The garage extension proposes the introduction of cladding which is not found on the host dwelling, however, cladding is a common material used for outbuildings and as noted would not be visible from public vantage points. Therefore, it is considered the use of this new material is considered acceptable.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.

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.
- The height of the extension element of the garage conversion would match that of the existing garage. While it is acknowledged this would result in a relatively large structure, due to the sloping ground levels in the rear garden, the shared boundary fence between no. 9 and 11 would adequately screen the extension due to the sloping ground levels and as such, the structure as a whole is not considered to be unduly overbearing or prominent.
- The proposed window to the north-eastern elevation would look directly into the rear garden and would be screened by the boundary fence between no. 9 and 7 as such, there are no privacy or overlooking concerns.

Annexe

- The proposed garage conversion would provide habitable living accommodation which would be detached from the main house. However, the proposal would still rely on the host dwelling and its surroundings due to the shared amenity space. As such, the proposal would be used as ancillary accommodation to the main house and in terms of its proposed use for an annexe for a family relative, the development is considered acceptable. A condition will be applied to limit the use of the annexe to be ancillary to the main house and that whoever resides in it must be directly related to the occupiers of the main house, i.e. it cannot be an independent unit and cannot be let separately.

Highways Safety and Parking

- While the proposal would result in the loss of the existing parking space provided by the garage, there is adequate parking on the driveway to accommodate both the host dwelling and the garage conversion and would accord with the Residential Parking Standards SPD

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 ☐