

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/94532

**Site Address:** 10 LOWER NEW ROAD, WEST END, SOUTHAMPTON, SO30 3FL

**Case Officer:** Claire Campbell-Best

**Description:** Single storey rear and side extensions, new front porch, garage conversion and alterations to front elevation

| Particular Site Constraints                                                                                                                                 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| Within Urban Edge<br>Within Established Built Up Area<br>Nature Conservation: SAC, SPA, Ramsar and River<br>Southern Water Sewers 2m Buffer – Surface Water |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>                                              | No <input type="checkbox"/> |
|------------------|--------------------------------------------------------------------------------------|-----------------------------|
| Reference        | Description                                                                          | Decision                    |
| Z/15754/000/00   | Erection of 2 detached houses with integral garage (existing house to be demolished) | Permit – 12/02/1975         |
| Z/15754/00A/00   | Revisions to approved plans<br>Z/15754/000/00 for house on plot 2                    | Permit – 11/12/1975         |

| Publicity:               | Letters <input checked="" type="checkbox"/> | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
|--------------------------|---------------------------------------------|--------------------------------------|------------------------------------|
| Representations:         | None received                               |                                      |                                    |
| West End Parish Council: | No comments received                        |                                      |                                    |
| Southern Water Services  | No objection                                |                                      |                                    |

| Site Visit:                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|--------------------------------------------|-----------------------------------------|-----------------------------|
| Details: Site visit carried out 02/03/2023 |                                         |                             |

| Policy:                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

| Assessment:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <u>Site and Proposal</u><br><br>The application site contains a linked detached two storey dwelling located on the western side of Lower New Road. The property has an 2no. single garages; one is integrated and the other is attached to the host dwelling on the side (north) elevation. The property is set well back from the highway by a hardstanding driveway and front garden and garden to the rear. The surrounding area consists of two storey semi-detached and terraced properties ranging in age and style. |

This application seeks approval for a single storey side and rear extensions, a new front porch and conversion of the integral garage into habitable space. The existing flat roof to the garages would be changed to a pitched roof and this would extend over the proposed porch. The alterations to the front elevation would include replacing the existing integrated garage door and high level windows with 1no. window and there would be the introduction of white rendering to the ground and first floor principal elevation. The side and rear elements of this proposal would have flat roofs and would be finished in materials that match the existing brickwork seen on the host dwelling.

### 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 West End where the principle of development is acceptable.

### Design and Layout

- The design of the proposed development is suited to the host dwelling in terms of its form, scale and appearance. Many of the properties within Lower New Road have been extended to the side and rear and it is considered the proposed extensions would be in-keeping within the local vicinity.
- The single storey side element would extend from the existing attached garage and would sit flush with the original rear wall of the host dwelling. This would be set in slightly from the boundary, while this is close to the boundary line, the adjoining neighbour no. 10a has similar extension in place and is considered to be acceptable.
- The majority of the development would be sited to the rear of the property or screened by the existing garage, aside from the roof alterations and proposed front porch, most of the built form would not be overly visible within the public domain.
- It is acknowledged the proposed roof change, porch and introduction of white render to the principal elevation would alter the appearance of the host dwelling, however Lower New Road has a variety of differing style properties within the street scene, with no strong sense of uniformity. Additionally, there are examples of porches with pitched roofs and properties with render to their front elevations. It is considered this element of the proposal would not cause adverse detrimental harm to the street scene or the wider surrounding areas.
- 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.
- As noted, the proposed side extension it not considered to be unduly overbearing or cause significant loss of light with regards the adjoining neighbour no. 10a as this property has a similarly sized side extension close to the shared boundary.
- The rear extension proposes bi-folding doors and 1no. window to the proposed rear elevation which look directly into the rear garden of the application site and 2no. rooflights above head height, as such there are no privacy or overlooking concerns. Additionally, the proposed extension would be mostly screened by the boundary wall and fencing between the neighbouring boundaries.

### Highway Safety and Parking

- While the proposals do not include any additional bedrooms, the garage conversion would result in the loss of an off-street parking space. However, the remaining garage and front driveway would be able to accommodate the 3no. off-

street parking spaces required and raises no concerns with regards to parking standards as set out in 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.*

#### 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** ☐