

DELEGATED OFFICER REPORT

Application Ref: H/23/94586

Site Address: 66 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0JA

Case Officer: Alexandra Stone

Description: Demolition of existing garage, single storey rear extension and construction of garden room

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/16016/000/00 – Permit – 10/07/1975 Extension and alterations to provide bedroom and cloakroom Z/16016/001/00 – Permit – 28/07/1989 Erection of 6ft high wooden fence		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations: <u>Objection</u>	<u>64 Freegrounds Rd (Summarised):</u> Overdevelopment of the site, larger and dominating to other properties. Design and scale not in keeping with the character and appearance of the area. Overshadowing the neighbouring properties, will exceed 64 Freegrounds in length and block light to the kitchen corridor, as they are visually impaired it would make it hard to navigate. Structural concerns and party wall. Concerns of excessive noise and dust due to health. <u>Officer comments:</u> The application is for a single storey rear extension and garden room. The extension is not exceeding the height of the existing dwelling and keeps the same appearance. The dwelling is detached and suitably distanced from the two neighbouring properties. The extension would bring it in line with property of 64 Freegrounds at the rear. 64 Freegrounds have historically had an extension to their kitchen. The kitchen has two windows, one to the side and the other to the rear. The proposal would sit in line with the neighbouring property, therefore could impact the side window, however, as a result of the siting and dimensions, would not be adversely impacted. The neighbour comment also relates to a window serving a corridor being affected, the LPA would advise that a corridor is not given the same status as a habitable room therefore does not require adequate natural light. Structural concerns and party wall act is not a planning consideration. <u>5 Cortina Way (Summarised):</u> Concerns of parking of construction vehicles. <u>Officer comments:</u> The application site has ample parking. There is also unrestricted parking in the road.		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 01/03/2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The existing garage is below the measurements required for a garage which is no loss of parking should it be demolished. Furthermore, the existing garage is inaccessible due to the width of modern cars and insufficient space between the dwelling and fence. There is also sufficient parking on the existing driveway.
- The design and layout respects the character and appearance of the locality.
- The garden room would be located towards the rear of the garden, and is similar to what is allowed under permitted development.

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.
- There is one window to the side elevation to the north/ east which serves a kitchen. This is suitably distanced from the neighbouring property and within a single storey therefor would not create overlooking due to boundary treatment.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...