

DELEGATED OFFICER REPORT

Application Ref: H/23/94951

Site Address: 16 ALLEN ROAD, HEDGE END, SOUTHAMPTON, SO30 4EX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension & garage conversion (Resubmission application)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• H/23/94565 - Single storey rear extension. Garage conversion and side extension over to form granny annex - Withdrawn By Applicant - 20/03/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two objection letters were received. The neighbours raised the concerns about the parking issue within Allen Road. They pointed out that the proposed garage conversion will result in the loss of parking space, and the large delivery vehicles will reduce the passing capacity for vehicles entering the street. The proposal would exacerbate the parking problem in this area.		
Parish Council:	Object on the basis of reduction in parking provision.		
Ecologist:	A bat roost assessment will not be needed for this application. However, the homeowner must be advised that if bats are using these features, construction work could disturb a bat roost if bats were present, so I would recommend the condition that work must be done outside of the main bat activity season, which is from May through September.		

Site Visit:	Yes ☒	No ☐
Details: 16 th February 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 Appraisal for Hedge End, West End and Botley (HEWEB 37)

Assessment:

The application property is a two-storey, 3-bedroom, semi-detached dwellinghouse located on the northern edge of Hedge End. The property benefits a detached garage at the side and a conservatory at the rear garden. The surrounding area is residential in nature and comprised of 1960s to 1970s developments. The properties along Allen Road are all set back from the road. Wide grass verges on either side of the property define the setback characteristics of property frontages. This application is an amended version of a previously withdrawn application (H/23/94565) which was deemed to have a design and scale that would adversely impact the established character of the street scene. This revised application is now only including a single storey rear extension and garage conversion. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The site is part of the character area of Hedge End, West End and Botley (HEWEB 37) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges and associated semi-mature broadleaved tree planting
 - ii) Maintain the predominant plot widths
 - iii) Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space

The street scene has a number of grass verges that abut the public footpath, and which contribute positively to the character and openness of the road. The proposed developments would not project forward of the main front wall of the host dwelling and extend widely. As such, it is considered to respect the established building line and prevailing character of the area. The proposal would meet the requirements of the above guidance.

- The proposed garage conversion raises no issues and would be hardly noticeable from the street, and while the proposed rear extension would be larger than the existing conservatory, it would have little visual impact. It would only be visible between the gap with the neighbouring properties. Using the matching materials would also help the host building to maintain its dominance and avoid a mismatch of materials.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- At a depth of 4m, the proposed single storey rear extension would project approximately 1.6m beyond the rear elevation of the conservatory at 14 Allen

Road and given the proximity of the development to the shared boundary there is the potential for there to be an overbearing impact and loss of outlook for the occupiers of this dwelling. However, the additional 1.6m is not considered to result in an excessively large extension, which would not affect 14 Allen Road to such an extent to warrant a refusal of the application. The combination of single storey and flat roof also help with reducing its overall massing and form.

- The application property is located at the end of the row of houses so the proposed side facing windows of the 'new garage' would not inappropriately overlook any neighbouring properties. In addition to this, it is noted from the submitted floor plan that the proposed use of the 'new garage' is incidental to the main dwellinghouse. Other than the shower room, the proposed space would be used for purposes incidental to the enjoyment of the dwellinghouse. However, given its detached nature, a condition will be imposed to restrict the use so as to protect the amenity of the adjoining residential properties.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has been consulted as part of this planning application, who advised that the proposed plans will not directly affect the roof, soffits, or bat box, so a bat roost assessment will not be needed for this application. The proposed plans will not directly affect the roof, soffits or bat box, so a bat roost assessment will not be needed for this application. However, the homeowner must be advised that if bats are using these features, construction work could disturb a bat roost if bats were present, so the work must be done outside of the main bat activity season, which is from May through September. Any roof openings/windows in the proposed single-storey extension would allow light from the inside of the building to shine directly up on the existing bat box and on the potential bat roost features identified in the photos, so it is recommended not including the roof openings/windows in this extension.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The neighbouring residents and Parish Council raised a number of concerns regarding the proposed garage conversion would result in the loss of an off-road parking space, and there would be an increase in parked cars and delivery vehicles within Allen Road. While these concerns are legitimate in pure planning terms it is felt that it would be difficult to substantiate a reason for refusal on these grounds. In addition to the existing driveway there is also the front lawn in between the host dwelling and the back edge of pavement, which should be able to provide

1-2 additional parking spaces for this 3-bedroom house (without needing to turn the front lawn into hardstanding), thus meeting the Council's adopted Residential Parking Standards SPD. It is not considered to result in the spillage of car parking on to Allen Road.

- As per Paragraphs 55-58 of the National Planning Policy Framework (NPPF) conditions should only be imposed where they are: necessary to make the development acceptable, related to the development, and fairly and reasonably related in scale and kind to the development. The conditions of construction hours and construction vehicles are normally applied to large developments where there is potential for disturbance to adjoining residential properties. Given the relatively modest scale of the proposal, it is not considered necessary to recommend any conditions to restrict the working hours and the arrangements for deliveries.

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 Environment 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, 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.

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:

- Subject to conditions
- Whilst the objections relating to parking provisions are noted and acknowledged, it was noted from the site visit that sufficient on-site parking space remains within the curtilage of the dwelling, to serve a property of this size. Therefore, it would be unreasonable to refuse the application on the grounds of highway safety/parking provisions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments