

DELEGATED OFFICER REPORT

Application Ref: H/22/94287

Site Address: 78 UPPER ST HELENS ROAD, HEDGE END, SOUTHAMPTON, SO30 0LT

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension, single storey front extension to incorporate bay window and porch and alterations to fenestration (Part Retrospective) (Amended Description and Plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Environment Agency Surface Water Flooding – 1000 Year Extent HRA Screening Criteria – SAC, SPA, Ramsar and River		

Planning History	Yes ☐	No ☒
The site appears to have no planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection and 1no. comment from 80 Upper St Helens Road (summarised):</u> - Side facing windows have been inserted and face the kitchen and garden of no. 80 between June – November 2022 should not appear on the existing plans - Plans and materials are inconsistent - Privacy and overlooking concerns LPA Note: Neighbour were notified of amended plans but no further comments were received		
Hedge End Town Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 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:
<u>Site and Proposal</u> The application site comprises a detached bungalow of modest size located on the south-eastern side of Upper St Helens Road. To the front of the site there is a garden, driveway and a low-level brick wall, to the rear there is a garden. The surrounding area is residential in nature featuring mainly detached bungalows and some two storey detached dwellings, all differing in age and style with many having been altered or extended over time.

This application is part retrospective and seeks permission for the retention of a single storey front extension and a single storey rear extension and permission to erect a single storey side extension located on the north-western elevation of the rear extension. Amended plans were received on 08 March 2023 as there were some discrepancies with the original submitted plans, these plans now accurately show the current front elevation, the side extension has been reduced in width and the single storey rear extension has also been included in the description after discussions with the agent as the dimensions for this element were slightly over permitted development dimensions and required formal planning permission.

The single storey front extension comprises of a bay window and canopy porch supported by oak posts and brick piers and would have a mono-pitched roof. The single storey rear (when complete) and side extensions would have a flat roof. The rear extension would be served by a glass lantern in the roof space, 1no. window and a set of bi-fold doors. The proposed side extension would have 1no. window inserted into the rear elevation. The alterations to the fenestration would include rendering all elevations to of the dwelling with an off-white render material.

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 Hedge End where the principle of development is acceptable.

Design and Layout

- The design of the single storey front, side and rear extensions, following receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance.
- While the front and side extensions would be visible from the street scene, they are modest, subservient additions and are not considered to cause detrimental harm to the wider character area.
- The rear extension maintains the height of the eaves and has a flat roof, reducing any overbearing or prominence and is also subservient to the host dwelling.
- The majority of the development would be sited to the rear of the property and not visible within the public realm
- From a site visit it was noted that there were other examples of similar front extensions/porches, side and rear extensions. Therefore, the proposals are considered to be in-keeping with the surrounding area.
- The proposed material of off-white rendering would be a new introduction to the host dwelling, however render can be seen in the local vicinity and the proposed materials are not considered to cause unacceptable detrimental harm.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The proposed front extension not considered to cause any loss of light or outlook for the adjoining neighbours (no. 80 and 76). The bay window incorporated into this extension does have side facing windows, however there is natural hedging/vegetation to the shared common boundaries to both no. 80 and 76 and as such there are no overlooking or loss of privacy concerns.
- The rear/side extension does not extend beyond the rear built line of no. 80 and due to the single storey nature of the development and 1.8m boundary fencing within the rear garden, it is considered there would be no unacceptable loss of light or outlook generated by this extension with regards to nearby neighbouring amenity.

- The proposed side extension would project 2m closer to no. 76 and would be set in approx. 0.80m from the shared boundary and there would be an approx. 4.60m separation distance. Due to this separation distance and existing relationship this element of the proposal is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property.
- To conclude, 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 and Parking

- The property was a 3no. bed dwellinghouse before the rear extension was constructed. The existing plans show the property now has 4no. bedrooms, this would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. Whilst no parking plan has been submitted as part of this application, it is noted the front garden could be utilised for parking.
- The Town and Country Planning (General Permitted Development) Order 2015 (as amended) sets out provisions for hardstanding, therefore this alteration may not require planning permission). Owing to the existing retained driveway and front garden, it is considered that there is sufficient space for the required off-street parking to be provided. Although, it could be concluded that this layout for the parking provisions would not be ideal. Ultimately, this matter would not warrant reason for refusal.

Other Matters

- No 80. raised concerns that a side window was inserted into the north-east elevation in November 2022 and should be considered as part of this planning application. It has been concluded the window can be inserted without formal planning permission and does not need to be obscurely glazed. As such, due to this application being received in December 2022, this window does not form part of this planning application. It is acknowledged the window does look directly into the kitchen window of no. 80 but the applicant has since erected 1.8m boundary fencing which has resolved overlooking and privacy concerns. As the window is not part of this application, it would be unreasonable to impose a condition to maintain the boundary fencing. The retention of the boundary fencing has been discussed with the applicant and as such, an informative will be included with the decision notice to advise the applicant to retain the boundary fencing to prevent any future overlooking or privacy concerns.
- 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 ☐