

DELEGATED OFFICER REPORT

Application Ref: H/23/94655

Site Address: 19 FIRS DRIVE, HEDGE END, SOUTHAMPTON, SO30 4QQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Partial garage conversion, demolition of rear conservatory, storey rear extension and alteration to fenestration

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

Planning History?	Yes ☒	No ☐
• Z/15725/001/00 - ten houses and garages on land - Refuse Planning Permission For - 11/07/1978 • Z/15725/002/00 - erection of 7 houses and garage on land - Grant Outline Permission For - 11/01/1979 • Z/15725/003/00 - the erection of 3 dwellings with garages at Land - Permit - 23/06/1981 • Z/15725/005/00 - erection of 23 four bedroomed detached houses with double garages on land - Refuse Planning Permission For - 23/08/1982		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

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 71)

Assessment:

The application site contains a two-storey detached dwelling set in a good-sized corner plot with 2 No. attached single garage. The property also benefits from a front open porch and a conservatory to the rear. The wider surroundings comprise 1970s to 1980s detached development on a local thoroughfare and a series of multi-headed cul-de-sacs. The application seeks to erect a single storey rear extension following the removal of an existing conservatory, as well as undergo works for partial garage conversion including the replacement of the garage door with window. 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 proposed single storey rear extension would largely utilise the footprint of the existing conservatory and therefore it is suited to the host dwelling in terms of its form and scale and would not be an overdevelopment of the site. Whilst the development would be visible to some degree from Firs Drive, the existing boundary treatment and modest scale of the development ensure that the new rear extension would not affect the street scene.
- The proposed garage conversion raises no issues and would be hardly noticeable from the street, and while one of the garage doors on the front elevation is to be replaced with a window, the works are predominantly internal and would incorporate external facing materials that match those used in the existing property. As such, the proposal would not detriment the existing character of the dwelling.

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.
- The proposed garage conversion would only result in associated internal layout alterations and minimal change to the front/rear elevations, so it would not cause excessive shadowing, loss of daylight or loss of privacy.
- Due to the detached nature of the application property, the position of the proposed extension, and the shared boundary is splayed away from the proposed extension, the proposal is unlikely to impact on the amenities of neighbouring properties. There is no potential for unacceptable impact on the amenity of the neighbouring properties with regards to overshadowing and harmful loss of light or outlook. Therefore, the development accords with guidance set out in the 'Quality

Places' SPD. No objections have been received from the occupiers of any neighbouring dwellings during the consultation period.

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.
- No information has been provided to show how many bedrooms are to the ground/first floor and so it is not clear how many bedrooms would then be present in the property after converting the garages. However, it was noted from the site visit that the existing driveway and front garden can accommodate three cars, which are the maximum number that is required under the SPD requirements. Accordingly, the proposal is not considered to have an adverse impact in terms of parking provisions.

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, 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
- The proposal is not considered to impact on highway safety and is in keeping with the site and surrounds. Also, it would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be supported.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		