

## DELEGATED OFFICER REPORT

**Application Ref:** H/22/94317

**Site Address:** 54 WATKIN ROAD, HEDGE END, SOUTHAMPTON, SO30 2TD

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Demolition of the conservatory. Rear extension. Gable end pitched roof with roof lights. Matching brick. Single storey side extension. Hipped roof to match existing front window. Alterations to fenestration. All windows and doors on the extension and the ground floor rear wall including the slider will be anthracite grey. Garage conversion with new window to the front matching existing and obscure glazed window to the side. Additional parking bay. (Amended description)

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                       | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• F/10/66944 - Repositioning of boundary fence and change of use of land from landscaped area to domestic garden - Refuse Planning Permission For - 11/06/2010</li><li>• F/10/67598 - Repositioning of boundary fence and change of use of land from landscaped area to domestic garden (amended design) - Permit - 10/09/2010</li></ul> |                                                |                                    |

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|-------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments received                               |                                             |                                           |
| Parish Council:   | No Objection                                       |                                             |                                           |

|                                        |                                                |                                    |
|----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 20 <sup>th</sup> January 2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                |
| <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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (HEWEB 64)                                  |

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| <b>Assessment:</b>                                                                                                                                                                  |
| The application site contains a two-storey detached dwelling located on the northern edge of Wildern. The property occupies a corner plot with an open garden/driveway to the front |

and a conservatory at the rear. The rear garden and part of the side garden area are enclosed by fencing. The surrounding area is residential in nature and made up of 1980s to present day terraced and detached development of varying styles. The application seeks approval to erect a single storey rear and side extension following demolition of the rear conservatory and part of the side boundary fencing. The proposal also includes the garage conversion and front garden conversion (turning the front garden into an additional parking space). The original proposal is considered to result in the loss of an open and undeveloped area of land which forms an important visual amenity function to the locality. Following discussion with the agent, it was agreed to reduce the overall size of the proposed side extension in order to largely retain the existing fence line. The revised proposal is now 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 space (lawn area) between the existing side boundary fencing and the pavement forms an important visual amenity function in this area, as such repositioning the fence line outwards to enlarge the side garden is considered unacceptable in this location. Plans were revised on 14/04/2023 to reduce the overall size of the proposed single storey side extension and retain the existing fence line, minimising the impact of the proposals on the street scene. Whilst part of the side fencing would be replaced by the flank wall of the side extension, it should not be detrimental when the existing fence line can largely be retained to its original location. It is considered that there is still a reasonable area of space for landscaping to soften the side extension's impact.
- Taking into account the majority of the built form are already in place, the proposed garage conversion would not have a greater impact physically or visually of the character and appearance of its host dwelling or immediate surroundings than the existing.
- The proposed single storey rear extension would have a similar footprint, size and roof form with the existing conservatory. As such, its resultant appearance would not appear harmful in the street scene, especially it is situated in a less prominent location.

### **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.
- Due to the detached nature of the application property and the position of the proposed developments, the proposal is unlikely to impact on the amenities of neighbouring properties with regards to overshadowing, overlooking and harmful

loss of light or outlook. Therefore, the proposal accords with guidance set out in the 'Quality Places' SPD. No objections have been received from any neighbours during the consultation period as well.

### **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.
- According to the submitted plans, the remaining front garden would be converted into an additional parking space, which is not considered to have a detrimental effect upon highway safety.

### **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 revised proposal has overcome the concerns of impact upon the street scene and is therefore recommended for approval.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments