

DELEGATED OFFICER REPORT

Application Ref: H/23/94588

Site Address: 1 ROSEMARY GARDENS, HEDGE END, SOUTHAMPTON, SO30 0NW

Case Officer: Claire Campbell-Best

Description: Partial garage conversion, single storey rear and side extensions and alteration to fenestration (Amended plans and description)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built-Up Area Tree Preservation Order 703-H HRA Screening Criteria: River, SAC, SPA and Ramsar		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no objection from 2 Rosemary Gardens on original plans (summarised): - Plans do not show property is link detached - First floor extension has no provision for rainwater - Overbearing - Loss of light Officer Note: Neighbours were re-notified of amended plans but no further comments were received		
Hedge End Town Council:	No objection		
Ecology:	There are records of bats and hedgehogs near this property. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		
Trees:	Despite the presence of a TPO on our system, there are no significant trees within influencing distance the proposed development. Therefore, we raise no arboricultural objection.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 02/03/2023		

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:

Site and Proposal

The application site contains a link detached two storey dwelling located to the entrance of Rosemary Gardens. The property is set back from the dwelling by a hardstanding driveway and is attached to the neighbouring property no. 2 by an attached single garage and covered walkway. There is also side access to a private rear garden. The surrounding area is residential in nature and features identical link detached properties, particularly along this section of Rosemary Gardens, resulting in a uniform appearance and a strong character area.

This application seeks the approval for a partial garage conversion, single storey side and rear extensions and alterations to the existing fenestration. Amended plans were received 12 April which omitted the first floor side extension which would have been sited over the existing garage due to concerns this element of the proposal would cause adverse harm to the character area.

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

- Upon receipt of amended plans, the design of the partial garage conversion, single storey rear and side extensions and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The majority of the proposal would be sited to the rear of the property and would not be overly visible within the street scene, as such the visual impact of the proposals would be minimal.
- The partial garage conversion would not be noticeable from the public realm as the garage door would remain, the conversion would comprise of a store and utility area.
- The proposals would be finished in materials that would match the existing host dwelling and would retain the character of the property.
- The design of the proposals respect the strong character area found within Rosemary Gardens.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- Owing to the location of the proposals, the neighbours most impacted by the development would be the adjoining neighbour, no. 2.
- While the proposed side extension would have eaves slightly higher than the existing garage and would be sited up to the shared boundary with no. 2. It is considered, due to the proposed flat roof to the extension, the high boundary fencing between nos. 1 and 2 screening the development and the single storey nature of the extension, this element of the proposal is not considered to cause adverse harm to this neighbouring amenity.

- Due to the scale, nature and siting of the proposed single storey rear extension, it is not considered that this element would not result in any adverse harm to nearby neighbouring amenity.
- The application proposes the insertion of 1no. first floor side window that would face the side elevation of no. 2, this elevation also has a first floor bathroom window. The proposed window would serve an ensuite and is marked as obscured glazed on the submitted plans. In order to protect both the privacy of the applicant and the neighbour to no. 2, a condition will be applied to ensure this window will be obscured glazed with a top hung opening only.
- Overall and 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

- While the proposal would not result in any additional bedrooms and the property would remain a 4no. bedroom dwelling, the partial garage conversion would result in the loss of a parking space. The Residential Parking Standards SPD requires 3no off-street parking spaces for a dwelling this size. The block plan submitted shows the required parking will be accommodated by the driveway to the front of the property.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐