

DELEGATED OFFICER REPORT

Application Ref: H/23/94899

Site Address: CRWYDRO, 132 MISSENDEN ACRES, HEDGE END,
SOUTHAMPTON, SO30 2AQ

Case Officer: Rachael Morris

Description: Single & two storey extension, following demolition of garage

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/28343/000/00 - Residential, open space, roads and footpaths with community centre and school (amended proposals) – Grant outline permission – Apr 1987 - Z/28343/003/00 - Construction of grange road roundabout, distributor road and associated junctions and road improvements together with pumping station and drainage – Permit – Jun 1987		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	130 Missenden Acres. Object. Overshadowing, negative impact to residential amenity and outlook. (Full letters available online)		
Parish Council:	No Objection		
Ecology:	No Comment		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer		

Site Visit:	Yes ☒	No ☐
Details: 12/05/2023		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the two-storey and single-storey extension following the demolition of an existing garage is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The property would gain an additional bedroom, from 4.no to 5.no, retaining the parking standards within the existing parking requirements as set out in the Council's Residential Parking Standards SPD, at 3.no spaces. This can be accommodated on site.
- The design and layout respect the character and appearance of the locality.
- The proposed two-storey/single-storey extension to the front, to connect to an existing single-storey garage has gone through a few variations of amendments.
- The proposed first floor extension is proposed as a subservient addition to the main dwelling as it is set below the main ridge and does not come anymore forward than the existing and proposed ground floor built form.
- The proposed first floor extension over the existing ground floor study will increase the side profile of the dwelling, as seen from neighbouring property no.130, by 2.5m. However, although this will also be seen from the road, due to the dwelling's set back nature, the impact to the street scene will be minor and will not create an imposing feature.
- The proposed garage will result in the demolition of the existing garage which will take the garage off the boundary to the neighbouring property. Some concern has been raised by the neighbour in regard to the stability of the side wall when this garage is removed however, as this is a boundary wall, this is not a planning consideration.

Residential amenity

- 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.
- The windows proposed to the southern elevation will be conditioned as obscure glazed to both storeys due to the potential for unacceptable overlooking and sense of overlooking to the neighbouring property at no.130 Missenden Acres.
- The proposed first floor extension will extend approx. 1/3 over the neighbouring rear boundary which will retain approx. 5.4m of openness and outlook for the neighbour's property at no.130. Moreover, the existing garage with a pitched roof is proposed with a hipped roof instead which will reduce bulk as viewed from no.130 Missenden Acres to this viewpoint. From the existing garage's ridge, the proposed hipped roof would result in a reduction to the side of approx. 2.8m, when taken at the ridge.
- The potential for increased noise disturbance to no.130, from the proposed use of the rooms at no.132, are not expected to be at an unacceptable level and would be within a residential use.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...