

DELEGATED OFFICER REPORT

Application Ref: H/23/95069

Site Address: 20 STANIER WAY, HEDGE END, SOUTHAMPTON, SO30 2XF

Case Officer: Claire Campbell-Best

Description: Demolition of the conservatory and replace with single storey rear and side extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: SAC, SPA, Ramsar and River		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
PN/23/94906	Prior Notification for the construction of a single storey rear extension (depth 5.50m, height at eaves 2.10m, and maximum height 3.80m), following removal of the existing conservatory	Prior Approval Refused – 27/03/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		
Built Heritage Consultant:	No objection		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 08/06/2023		

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 contains a detached two storey dwelling with a rear conservatory and integrated single garage. The dwelling is orientated so that the front and side (western) elevations are adjacent a public footpath. To the front of the property there is a hardstanding driveway and a front garden that wraps around to the side of the house. The surrounding area is a 1990s residential development, within the locality properties are predominately detached and of differing styles.

This application seeks the approval of a single storey side and rear extension following the removal of the existing conservatory. The proposed extension would have an “L” shaped footprint and would have a maximum depth of 5.3m, spanning the width of the rear elevation and beyond the original side elevation to the west (total width 13.0m). This would have a part hipped, part mono-pitched roof with an overall height measuring 3.75m. The proposed extension would comprise of an open plan kitchen/dining/lounge area and would be served by 3no. rooflights and 1no. window and sliding doors to the proposed rear elevation. Aside from the fenestration which would be grey aluminium, the extension would be finished in brickwork and concrete roman tiles that would match the existing dwellinghouse.

Prior Notification Application

A prior notification application was submitted for the same proposal and was refused on 27 March 2023. This was refused because the proposal was not eligible to follow the prior notification and did not comply with Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reason:

- The proposal would extend beyond a wall which forms a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse.

The applicant was advised to submit a householder planning application.

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 side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. While the extension would be fairly sizeable, the single storey nature of the development would result in a subservient addition.
- Upon the site visit, it was noted that various dwellings have been extended to the rear and side at single storey level, therefore, the development would be in-keeping within the surrounding area.
- Due to the location and orientation of the property, the development would be visible from the public realm, particularly along the western boundary. However, there has been an existing conservatory in place for several years. Due to this existing relationship and the boundary treatment and an ornamental tree providing adequate screening and the usage of matching materials, it is considered the development would not cause detrimental harm to the wider character area.
- The introduction of grey aluminium windows would be a new material to the host dwelling, however as the proposed fenestration would be located to the rear and adequately screened, the proposed material and colour is not considered to be detrimentally harmful.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- The proposal would not result in any additional bedrooms and the current parking arrangements remain unaffected.

Residential Amenity

- The proposed rooflights would be above head height, the 1no. window and sliding doors would directly face the rear garden to the application site and as such would not create any overlooking or loss of privacy concerns.
- Therefore, 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.

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.

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 ☐

