

DELEGATED OFFICER REPORT

Application Ref: H/23/95293

Site Address: 178 CHESTNUT AVENUE, EASTLEIGH, SO50 5BX

Case Officer: Claire Campbell-Best

Description: Garage conversion to bedroom and en-suite for disabled person

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No comments received		
Asset Management:	This property has been identified an Ex-Council house, as such, will be subject to a restrictive covenant, contained in the Transfer documents. Once planning permission has been approved, the applicant will need to seek consent from the Council for the approved works to go ahead via a Letter of Consent, issued for a current fee of £260 Please get in touch with the Asset Management Team to request a Letter of Consent, emailing copies of Register and Conveyance documents for the property to: asset.management@eastleigh.gov.uk		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 29/06/2023		

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; Eastleigh Character Area Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a two storey semi detached dwelling with an attached garage on the western elevation, situated on the northern side of Chestnut Avenue. The property itself has a hipped roof and pebbledash render to all elevations and is set well back from the road by a hardstanding driveway and front garden. The surrounding area is predominately residential; to the east and west of the site are similar semi-detached properties with attached garages/side extensions, to the south there are two storey and

chalet dwellings. Further east of the site lies Barton Peveril College, Crestwood Community School and Eastleigh College.

The application seeks permission to convert the existing garage into habitable accommodation. This would incorporate a bedroom and ensuite which would be used by a disabled family resident who is currently residing in the property and would be accessed by an internal link via the host dwelling. The proposed conversion proposes a new flat roof, as the existing garage roof has a slight slope to the rear. This would increase the height by 0.45m and the overall height would be 3.0m. The rear elevation would remain unchanged and would continue to have 1no. door and 1no. small, obscured window which currently serves a w.c. located to the rear of the garage. To the front, it is proposed to replace the existing garage door with a uPVC window and the elevation would be finished in pebbledash render to match the existing dwelling.

To the front, a new driveway is proposed, this would involve replacing the existing driveway and grass with permeable asphalt to provide off-street parking for 3no. vehicles.

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 Eastleigh where the principle of development is acceptable.

Design and Layout

- The design of the garage conversion and new hardstanding driveway is suited to the host dwelling in terms of its form, scale and appearance.
- The garage conversion does not involve any extension to the existing garage aside from the slight roof raising to the rear. As such, there would be no further built form as a result of the proposal. The replacement window and pebbledash finish would be the only noticeable difference within the public realm and is considered to have a minimal impact within the street scene. This would be reinforced by the usage of matching materials and would overall be respectful to the host dwelling.
- Upon visiting the site, it was noted some of the garages within the locality have been converted into living accommodation. Additionally, properties adjacent and further east to the site have hardstanding driveways across the whole of their frontages. Therefore, the proposals would be in keeping within the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- Due to the location of the garage, the neighbour to the west, no. 180 would be most impacted by the proposed garage conversion. This neighbour has a side extension which is attached to the garage, the two structures sit flush together at the rear. As the garage conversion proposes a slight height increase to the rear, it is considered due to the existing extension in place at no. 180, this increase would not have any unacceptable prominence or overbearing with regards to this neighbour. Additionally, the rear elevation would not be altered as part of the proposals and would not create any potential privacy or overlooking concerns.
- As such, 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

- The garage conversion would result in the loss of off-street parking and an additional bedroom would be created, resulting in a 4-bedroom property which

requires 3no. off-street parking spaces as set out in the residential parking standards SPD.

- The proposed elevation and floor plan submitted with this application indicates that the 3no. off-street parking spaces can be achieved to the front of the site, provided by the proposed hardstanding driveway.
- The site is located within a residential parking permit area. To ensure the proposed parking arrangements stay in place, a condition will be applied will be applied to maintain parking standards and alleviate any potential highway concerns once the development is in place.

Other Matters

- 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 ☐