

DELEGATED OFFICER REPORT

Application Ref: H/23/95217

Site Address: HEATHFIELD, 44 HEATH HOUSE LANE, HEDGE END,
SOUTHAMPTON, SO30 0LE

Case Officer: Claire Campbell-Best

Description: To demolish the existing conservatory. Two storey side extension.

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		
Ecology:	No objections – informatives advised		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/07/2023		

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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a linked detached two storey dwelling situated on a corner plot on the junction of Heath House Lane and Sherwood Avenue. The property itself is set back from the road by a hardstanding driveway which leads to a garage attached to the eastern side of the dwelling. There is also a front garden that wraps around to the side of the property and an enclosed garden to the rear. The surrounding area is residential in nature; to the east of the application site are similarly designed link detached properties with white/grey cladding to the first floor principal elevations. To the north/north west lies Sherwood Avenue and Metuchen Way which features two storey dwellings and bungalows of a similar age and character to the application site. Some of the properties in the surrounding area have been extended at the side at the two storey level. This application seeks approval for a two storey side extension following the removal of the existing rear conservatory. This would be located on the western elevation and would have a pitched roof with a clad gable end set down from the ridge of the main house and set back from the front and rear elevation of the host dwelling. This would measure

approximately 6.9m in height, 3m in width and 7.7m in depth and would be finished in materials that would match the existing.

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 two storey side extension is suited to the host dwelling in terms of its form, scale and appearance. The extension would be a subordinate addition to the host dwelling, the usage of matching materials ensures the proposal would be respectful and harmonious to the character of the property.
- The property is situated on a corner plot where wider views can be obtained within the public realm. The proposed brick flank elevation whilst visible from the road, is not considered to be a dominant feature within the street scene as there is a similar view slightly further north on the junction of Sherwood Avenue and Metuchen Way (no. 2 Metuchen Way). Additionally, there are examples of two storey side extensions in the locality. As such, the proposal would integrate within the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The proposed two storey side extension extends to the west and is suitably distanced away from neighbouring dwellings that would be most impacted by the development. The amenity of the neighbours to the east of the application site would not be impacted by the extension.
- The development proposes front and rear windows only; the front window would overlook the street which is tolerated. The first floor rear window would serve an ensuite, although this window is not marked as obscured glazed on the plans, this would be secured via condition.
- Therefore, given the above factors, 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.

Highway Safety and Parking

- The proposed extension would result in a four bedroom property which would require 3 no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the existing garage and driveway to the front of the property. As such there are no highway or parking concerns.

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.

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 ☐