

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/95477

**Site Address:** 19 BARTON DRIVE, HEDGE END, SOUTHAMPTON, SO30 2FD

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Garage conversion to habitable accommodation, Erection of single storey front/ side extension.

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• H/23/94472 - Garage conversion, single storey front extension and alteration to fenestration - Withdrawn By Applicant - 09/03/2023</li></ul> |                                                |                                    |

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| <b>Publicity:</b>            | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                        | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:             | No comments received                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Parish Council:              | No comments received                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Asset Management Consultant: | No response is required from Asset Management Consultations for planning application                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Southern Water:              | Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.<br><br>It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. |                                             |                                           |

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|----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 20 <sup>th</sup> January 2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 37)                                       |

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| <b>Assessment:</b> |
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The application property is a semi-detached 3-bedroom dwelling located on the northern edge of Hedge End. The immediate vicinity primarily consists of residential properties, and the arrangement of properties along this side of Barton Drive exhibits a staggered pattern. The application property is setback in relation to the adjacent semi-detached pair, 21 and 23 Barton Drive. Conversely, it sits a forward position relative to another neighbouring semi-detached pair, 13 and 15 Barton Drive. This is a resubmission following a previously withdrawn application for a similar proposal under H/23/94472. The current application seeks approval for garage conversion, transforming the existing garage into a living room. This space would subsequently be amalgamated with the pre-existing living room to create an open plan dining and kitchen area. Additionally, the proposal also includes the construction of a single-storey front extension, which would protrude from the northern front elevation of the property. Part of the front extension would fill the void between the existing entrance and the kitchen.

### **Principle**

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 37) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the grass verges and associated semi-mature broadleaved tree planting.
  - ii) Maintain the predominant plot widths.
  - iii) Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

### **Character and Design**

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The properties positioned along this particular stretch of Barton Drive exhibit a distinctive staggered arrangement. Therefore, the introduction of the proposed single storey front extension would result in a shift from the existing building line along the street frontage. Such an extension, while potentially disrupting the established pattern of development, remains relatively modest in scale and would not span the entire width of the house frontage. Given these considerations, the potential impact on the street scene does not appear to reach a level that would warrant a refusal. Furthermore, the application property does not locate within an area of particularly strong architectural character. As such, the proposed front extension would not generate a significant incongruity with the area's character.
- The use of matching materials with the existing building would foster a sense of visual continuity, and its design is also considered to align with the general style of the host dwellinghouse and nearby properties.
- The proposed garage conversion would involve the replacement of the garage door with a window, its visual impact is likely to be minimal. Several neighbouring properties have already undertaken similar transformations, and therefore the proposed conversion appears to be consistent with an evolving pattern of

development in the area.

### **Impact on Residential Amenity**

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The front extension's position, despite protruding from the front elevation, would remain situated behind the front wall of 21 Barton Drive, the risk of casting shadows on this neighbour is minimised. Furthermore, the fact that the proposed front extension would not span the full width of the property's frontage allows for a distance to be maintained between the extension and the semi-detached neighbour at 17 Barton Drive. This spacing between the structures would prevent an overly close relationship that could potentially disrupt the privacy and amenity of both properties.
- With regards to the proposed front windows, their orientation facing the Barton Drive would not give rise to significant overlooking issues as this area is a public space rather than neighbouring private properties. No side-facing windows proposed in the front extension would further mitigate overlooking and loss of privacy concerns.
- While a new ground floor window is proposed for the side elevation, this window is intended to serve the WC, and is therefore expected to be obscured glazing.

### **Trees and landscaping**

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

### **Highways and Parking**

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Concerns have been raised regarding the available space for accommodating two cars on the driveway, given the projection of the front extension. In response to these concerns, the agent has submitted a revised location and block plan indicating that the remaining depth of the driveway, which ranges from 4.94m to 6.11m, would indeed still provide sufficient space for parking two cars.

### **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, 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.*

**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:**

- Subject to conditions
- In summary, the proposal is considered to be of an appropriate size, scale and siting, and it would not have a significantly harmful impact upon the amenity of neighbouring residents that would warrant refusal. It has also been confirmed by the agent that the provision of 2 on-site parking spaces will be provided. For these reasons, the proposal can be recommended for approval.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments