

DELEGATED OFFICER REPORT

Application Ref: H/23/95358

Site Address: 25 CLIFTON GARDENS, WEST END, SOUTHAMPTON, SO18 3DA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Side extension inclusive of existing conservatory area. Upgrade of existing garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/13803/001/00 - Ground floor rear extension - Permit - 17/05/1982		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 20 th July 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 Appraisal for Hedge End, West End and Botley (HEWEB 57)

Assessment:
The application property is a detached bungalow situated to the west of West End. The property features a carport and a detached garage on one side, with several outbuildings in the rear garden. The surrounding area is primarily residential, with a mix of property types including detached, semi-detached, and terraced houses. Clifton Gardens is a cul-de-sac that slopes gently from south to north. The proposal seeks permission for a single storey side extension, measuring around 2m in width and 7m in length. This extension will connect with the existing rear conservatory and will not protrude beyond the rear wall. The proposal also involves improvements to the current garage. Its size will remain unchanged, but the garage door will be replaced by a door and a window. The proposal is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.

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 proposed single storey side extension is of flat roof design and will be positioned with a considerable setback from the principal facade and maintain a distance from the common boundary, thus appear subservient when viewed from the street scene.
- The majority of properties along Clifton Gardens feature side additions with detached nature. While the proposed side extension will be connected to the main house, its overall character and impact are anticipated to be in line with the established architectural fabric of the locality.
- Given that its placement behind the single storey side extension, the garage's prominence from the street remains minimal. It's noteworthy that the new garage's design will be as same as the existing structure, differing only in the addition of a new window and door. As a result, the visual impact of these alterations remains limited.

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 single-storey design of the proposed side extension, with its flat roof, is unlikely to cast excessive shadows or obstruct sunlight into neighbouring properties. Furthermore, the absence of windows on the side elevation mitigates the likelihood of overlooking, ensuring the preservation of privacy for adjacent residences.
- Given the nature of the proposed modifications and the absence of significant alterations to the garage, the adjacent neighbours are unlikely to experience any change in their existing living conditions.

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.
- Despite the proposed side extension will be replacing the carport and occupying a portion of the driveway, it was noted from the site visit that ample parking space will persist both along the remaining length of the driveway and in the front vicinity of the property. As such, the proposal is unlikely to give rise to any concerns regarding the provision of adequate parking.

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

- The proposed developments are considered to be in keeping with the site and surroundings and would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments