

DELEGATED OFFICER REPORT

Application Ref: H/23/95270

Site Address: 24 ANGELICA GARDENS, HORTON HEATH, EASTLEIGH, SO50 7PB

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor extension to front elevation. Internal alterations to existing dwelling. Alterations to fenestration. New car port.

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

Planning History?	Yes ☒	No ☐
• F/04/52416 - Erection of detached double garage and construction of 2 metre high boundary walls - Refuse Planning Permission For - 18/02/2005		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		
Southern Water:	It appears that the developer is intending to build close to a public foul rising main which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build close-to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk 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. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 20 th July 2023		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 54)

Assessment:

The application property is a two-story, four-bedroom detached dwelling located on the western edge of Horton Heath. The property initially featured an integrated garage that extend outward from the frontal facade, this space has since been converted into a utility and storage room. Furthermore, there is a generously sized gravel parking area at the front of the property. The immediate surrounding area is residential in nature, characterised by dwellings of comparable architectural style. The application is for a first-floor front extension, which will be erected atop the existing storage area. The proposal also includes a triple bay carport within the existing parking area in front. Initially, concerns were raised regarding the choice of external cladding material for the first-floor extension, as it seemed incompatible with the surroundings. Similarly, the size of the proposed carport appeared disproportionate. Following discussion with the agent, it was agreed to alter the extension's external material from cladding to tile hanging and adjust the design of the carport's roof to reduce its visual impact and scale. Revised plans were received on 09/08/2023. Given that these alterations are deemed improvements, no further consultation with neighbours or internal stakeholders was necessary.

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.
- While no neighbouring properties feature a first-floor front extension, the application property is situated outside of a strong character area, implying that the addition will not exert a significant influence on the area's overall character, thus mitigating grounds for refusal. The positioning of the property at the end of a row of dwellings along Angelica Gardens is also considered to diminish the potential for undue prominence.
- The proposed first-floor extension's elevation will not exceed the existing building height, thereby minimising its visual prominence when view from neighbouring properties and public areas.

- The adoption of tile hanging as the exterior material for the first-floor extension aligns it with the material palette of the neighbourhood, promoting a cohesive appearance that's less visually disruptive.
- With regards to the proposed carport, it's evident that such a development is not commonly found in the immediate locality. Nevertheless, the property enjoys ample space to accommodate this addition, and the design to the roof has been adjusted to reduce the structure's mass and its visual prominence from various vantage points.

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 application property is a detached dwelling and set at a distance from any neighbouring properties, which mitigates concerns regarding loss of light and loss of outlook resulting from the proposed first-floor front extension. With no side-facing windows proposed for the extension, potential issues related to overlooking can also be effectively prevented. It's noteworthy that the views afforded by the new first-floor windows are directed towards open public areas, further negating any potential for intrusive overlooking.
- Given the nature and positioning of the carport, any adverse effects on neighbouring properties are improbable. It will not encroach upon neighbouring sightlines or obstruct their views.

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 carport will sit within the existing parking area, it can be used as an effective parking facility. With the capacity to accommodate three covered parking spaces, there are no concerns regarding parking provision.

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 conclusion, the revised plans tackle the concerns raised earlier, resulting in a proposal that is now deemed acceptable.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments