

DELEGATED OFFICER REPORT

Application Ref: H/23/95544

Site Address: 39 CONWAY CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3NW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Garage conversion

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

Planning History?	Yes ☒	No ☐
• H/21/91491 - Garage conversion, Two storey and single storey side extension - Permit - 05/01/2022		

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

Site Visit:	Yes ☒	No ☐
Details: 27 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 Appraisals.

Assessment:
The application site comprises a two-storey, three-bedroom, detached dwelling situated at the end of a cul-de-sac. It is positioned behind the neighbouring property (40 Conway Close). The immediate vicinity is predominantly residential, with a similar architectural style shared among the neighbouring dwellings. The application seeks permission for the conversion of the existing garage. Specifically, the front segment of the garage will be converted into a study room, while the rear portion is intended to serve as a utility room. The proposed alteration also involves the replacement of the garage door with a window. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • 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.
- Given its internal nature and limited external modifications, the proposed garage conversion is considered as a minor alteration to a property, and there are no substantial changes to the external appearance of the dwelling. As such, the intended conversion, involving the replacement of a garage door with a window and the creation of internal study and utility spaces, is unlikely to significantly influence the overall character of the area.
- The property's positioning in a less prominent location contributes to its limited visual impact within the surrounding street scene.

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 proposed garage conversion, involving the creation of internal study and utility rooms and the replacement of the garage door with a window, is predominantly an internal alteration. As such, the potential for noise, light, or privacy disturbances to adjacent properties is expected to be minimal. The detached nature of the dwelling further mitigates the possibility of significant disruption to neighbouring residents' living conditions.
- The introduction of a new front-facing window as part of the proposed garage conversion is oriented towards an area open to the public. Therefore, it will not directly overlook any neighbouring properties.

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.
- While the proposed garage conversion will inevitably lead to the loss of one parking space, it's acknowledged that the existing garage's dimensions may not adequately accommodate a standard-sized vehicle. Given this context, the conversion of the garage into study and utility rooms would have a relatively limited impact on the existing parking arrangement. The allocation of parking space in the driveway on the property remains unaffected.

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 garage conversion is considered to be in keeping with the appearance of the host dwellinghouse and would not have a harmful impact upon residential amenity. Therefore, it is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments