

DELEGATED OFFICER REPORT

Application Ref: H/23/95210

Site Address: 8 CHURCH LANE, HEDGE END, SOUTHAMPTON, SO30 4AJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and single storey extension to flank projection

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • HRA Screening Area • Solent Mitigation & Disturbance Zone		

Planning History?	Yes ☒	No ☐
• Z/27126/001/00 - Single storey side and rear extensions - Permit - 16/12/1988 • Z/27126/002/00 - Construction of single storey side and rear extension (existing garage to be retained) - Permit - 22/12/1998 • H/19/86990 - Raising of roof to provide first floor accommodation - Permit - 05/02/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received to the application, stating that the proposed side flank extension will block the natural light and cause the issues in terms of noise and privacy.		
Parish Council:	No comments received.		

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 28)

Assessment:
The application property was originally a bungalow; however, a permit was granted in 2020 for the elevation of the roof to facilitate the addition of first-floor accommodations. This alteration has since transformed the application property into a two-storey detached dwelling. Situated southwest of Hedge End, the property occupies an elevated position in

relation to Church Lane. The surrounding area is predominantly residential in nature and made up of a mixture of mainly detached single and two-storey dwellings spanning differing eras, ranging from the Victorian era to the present day. The current application involves the construction of two single-storey extensions: one to fill a void at the rear and another on the side. These additions will result in the rear section of the ground floor being transformed into an open-plan space including a kitchen, family area, and living room.

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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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 that both extensions are positioned to the side and rear of the property, the front elevation remains unaltered in its appearance. Consequently, the proposal will preserve the property's existing outlook and will not have any influence on the street scene.
- Both proposed extensions are notably modest, constituting minor augmentations to the host dwelling. The use of matching materials further contributes to their unobtrusiveness. When viewed from a wider perspective, these extensions are considered to blend seamlessly into the host dwelling and will not draw any attention.

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 adjacent neighbour (6 Church Lane) has expressed concerns regarding the potential impacts of the proposed side extension on their residential amenity. Specifically, they have raised concerns regarding the obstruction of natural light, as well as concerns related to noise and privacy. It is acknowledged that the boundary fence between the application property and 6 Church Lane is of a relatively low height, facilitating a clear view of the proposed side extension from their bedroom window. Nevertheless, the design of the proposed side extension is very modest in scale and size, so it is considered that the neighbour's daily living

experience will remain largely unaltered. Importantly, the proposed side extension will not protrude beyond the existing side wall and there are no side facing windows proposed. Accordingly, there will persist a separation distance between the two properties, thus mitigating the potential for any adverse impacts in terms of overshadowing, loss of light and loss of privacy.

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.
- The proposal is for a slight enlargement of the ground floor to create an open plan living and kitchen area. As such, there are no additional bedrooms and the existing parking arrangement on the property will remain entirely unaltered.

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 proposed extensions are modest in size and therefore are considered to have minimal impact on neighbouring properties. Furthermore, they cannot be visible from the front elevation and so there are no impacts on the street scene. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments