

DELEGATED OFFICER REPORT

Application Ref: H/23/95672

Site Address: 2 HAZEL CLOSE, WEST END, SOUTHAMPTON, SO30 3JP

Case Officer: Alexandra Stone

Description: Conversion of garage to create habitable accommodation, paved parking and ramp to the rear of the dwelling

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/15/77718 – Permit – 14/06/2017 Construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, children's play area attenuation pond and diversion of 3no. public rights of way Z/29910/004/00 – Grant Outline Permission – 24/06/1988 Outline: Residential development, open space, cemetery, Landscaping acoustic mounds, distributor road		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	<u>Objection (summarised):</u> Concerns on lack of parking and proposal will not fit in with street scene.		
HCC Highways:	<u>No Objection</u>		

Site Visit:	Yes ☒	No ☐
Details: 11/09/2023		

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 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 is for conversion of garage and rear access ramp for disabled use, and the creation of a second parking space to the front of the dwelling. The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the garage conversion is suited to the host dwelling in terms of its form, scale and appearance. The proposed window replacing the garage door is of similar design to the existing windows therefore in keeping within the street scene.
- The design and layout respects the character and appearance of the locality. The amended plans received show that the proposal is to keep the railing to the front of the property to remain consistent with other corner plot properties, reducing it slightly for access to the onsite parking.

Residential amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Parking and highway safety

- It is noted that the proposals will result in a 4-bed dwelling as opposed to the existing 3-bed. This would require an uplift to 3 vehicle parking spaces on-site, which is one more than that being proposed. However, in this specific case, it is noted that the site is located on a section of cul-de-sac comprising of 5 dwellings. Each dwelling has their own off-road parking, and there would appear to be space for 5 cars to park off the main highway without detrimentally impacting upon other residents and their movement, given anticipated vehicle flows and speeds at this point. Based upon this assessment the development is considered acceptable and would not have a harmful impact on highway safety in accordance with policy DM14 of the Local Plan.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		