

DELEGATED OFFICER REPORT

Application Ref: H/23/95536

Site Address: 17 MALLOW ROAD, HEDGE END, SOUTHAMPTON, SO30 4TQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side and rear extensions

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		
Tree Consultant:	Happy to remove our holding objection		
Southern Water:	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. 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: 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 Appraisal for Hedge End, West End and Botley (HEWEB 70)

Assessment:
The application property is a two-bedroom single storey detached bungalow situated on the north-western edge of Hedge End. The property features an attached garage on one side and a conservatory to the rear. The plot exhibits a trapezoidal shape, and it incorporates a spacious side and rear garden. The surrounding is residential in nature and

consists of residential developments dating from the 1980s to the present day. The application seeks planning approval to introduce single storey side and rear extensions that would form an L-shape extension in relation to the host dwellinghouse. The proposed side extension is for a new hall and a new study room, while the rear extension is to accommodate an additional bedroom and an open-plan kitchen and dining area. The proposed side extension will result in an increase in the width of the main property, and therefore the existing front gable component will be expanded accordingly.

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 the proposed side extension will be positioned flush with the principal elevation, and the existing front gable element will be expanded, it is anticipated that the resultant appearance of the application property will closely resemble that of neighbouring semi-detached properties (19 & 21 Mallow Road), as they also feature prominent front gable element. The use of matching materials with the existing dwelling will also ensure seamless integration of the side element with the host dwellinghouse.
- Although the proposed side extension will be visible from the principal elevation, and the application property is the first property upon entry to this cul-de-sac, it is considered that the property is still positioned within a relatively tucked-away position, further shielded by the presence of surrounding trees, thereby mitigating any adverse impact on the street scene.
- Despite the considerable size of both the proposed side and rear extensions, the application site has ample side and rear gardens so can accommodate this development without causing overdevelopment concerns.
- The proposed rear extension will also feature a gable roof that can harmoniously relate to the front elevation and align with the overall architectural aesthetic of the area.

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.
- Owing to the detached nature of the application property, the single storey design of the proposed extensions, and the substantial side and rear garden on the plot, the proposed extensions will be inconspicuous and located at a significant distance from neighbouring properties. As such, it is not anticipated that the proposal will have any adverse impacts on residential amenities, such as overshadowing, loss of light, loss of privacy, or loss of outlook.

Trees and landscaping

- There are a number of significant trees, both on site and on adjacent land, that are subject to Tree Preservation Orders, and which may be impacted by the proposal. Therefore, the Council's Tree Consultant has been consulted as part of this application.
- Initially, the Council's Tree Consultant raised a holding objection as lack of information to be able to assess the proposal against any impact. A Tree Survey, Impact Assessment, and an Arboricultural Method Statement and associated Tree Protection Plan (all as per British Standard 5837:2012) were requested.
- The required information has been provided on 12/10/2023, which the Council's Tree Consultant has reviewed and agreed to remove the holding objection, subject to condition.

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 will add a bedroom and will result in the property being categorised as having 3+ bedrooms which requires at least 2 off-highway spaces.
- It is noted that the proposed side extension will replace the existing garage and occupy part of the current driveway, resulting in the loss of two parking spaces. However, it has been demonstrated in the submitted floor plan that two car spaces can still be accommodated within the front garden area and the remaining driveway. Therefore, there are no concerns with regard to parking provisions.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments