

DELEGATED OFFICER REPORT

Application Ref: H/23/95928

Site Address: 4 GRESLEY GARDENS, HEDGE END, SOUTHAMPTON, SO30 2XG

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing conservatory

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Nature Conservation – Great Crested Newts Green and Amber Zone (Amber Zone covers a small section southwest of the site in rear garden)		

Planning History	Yes ☐	No ☒
The site has no relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/10/2023		

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:
<u>Site and Proposal</u> The application site contains a detached two storey dwelling with an integrated single garage and rear conservatory located on a corner plot within Gresley Gardens. The dwelling is orientated so that the front and side (northeastern) elevation fronts the highway. To the front of the property there is a hardstanding driveway and a front garden that wraps around to the side of the house. The surrounding area is 1990s residential development, within the locality the properties are predominately detached of differing styles, many of which have been extended to the side and rear. This application seeks the approval of a single storey rear extension following the removal of the existing conservatory. The proposed extension would comprise an open plan dining/family/kitchen area and would be served by sliding doors and 1no. window to the rear elevation and 4no roof lights. The proposal would measure approximately 3.5m in depth, 9.2m in width, the roof would be mono-pitched and would have an eaves height of 2.3 and a maximum height of 3.4m. This would be finished in materials that would match the existing host dwelling.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Hedge End where the principle of development is acceptable.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. While the extension is fairly sizeable, the single storey nature of the development would ensure the development is a subservient addition.
- Upon the site visit, it was noted that various dwellings have been extended to the rear and side at single storey level, therefore, the development would be in-keeping within the surrounding area.
- Due to the location and orientation of the property, the development would be visible from the public realm, particularly long the western boundary. However, there has been an existing conservatory in place for several years. Due to this existing relationship, matching materials and adequate boundary treatment which would screen the proposal, it is considered the development would not cause detrimental harm to the wider character area.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- The proposal would not result in any additional bedrooms and the current parking arrangements would remain unaffected.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the neighbour to the southwest, no. 3 Gresley Gardens and to the southeast, no. 5. The proposed development would face the flank wall of no. 3 of which there is 1no. ground floor side window. Upon the site visit it was noted this window serves a w.c. and is obscured glazed. Additionally, there is a 1.8m fence between the shared boundary which would screen the majority of the development.
- The proposal would be set back from the side (southwestern) elevation of the host dwelling and there would be a 4m separation distance between the proposed extension and no. 5. Furthermore, the application site is positioned forward of no. 5, the proposed extension would not extend beyond the rear built line of this neighbouring property. As such, it is considered that the proposal would not cause unacceptable harm to the nearby neighbour amenity and 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.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐