

DELEGATED OFFICER REPORT

Application Ref: H/23/95734

Site Address: 12 GILES CLOSE, HEDGE END, SOUTHAMPTON, SO30 2TH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Garage conversion and First floor side extension over existing garage
(AMENDED DESCRIPTION)

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

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 were received		
Parish Council:	No objection		
Ecologist:	There are records of bats near this house however I have reviewed the photo Google Maps and do not see any potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 21 st August 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 64)

Assessment:
The application property is a two-storey, three-bedroom, detached dwelling with an attached garage situated on the northern edge of Wildern. There is a side gate to provide access to the rear garden, and the rear garden features a pergola and a shed. The surrounding area is residential in nature and predominantly consists of the 1980s to the present-day developments of varying styles. The application seeks planning approval for garage conversion, and the construction of a first-floor side extension above the existing garage. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.
- The conversion of the existing garage into a playroom, accompanied by the replacement of the garage door with a window, is anticipated to have minimal visual impact. The used of matching window that does not project outward from the existing facade will seamlessly blend with the property's existing architectural features, thereby preserving the continuity of the street scene.
- The proposed first-floor side extension is to accommodate an additional bedroom and ensuite. While aligning with the existing roof ridge, it will be set back from the principal elevation to create a subservient appearance. Furthermore, the consistent roof form and utilisation of matching materials are considered to facilitate seamless integration with the main dwelling. By filling the void above the garage area, the proposed extension will also contribute to the overall balance and continuity of the original house.
- The surrounding properties within the immediate vicinity display a variation in styles, including examples of first-floor side extensions with similar design approaches. In this context, it is anticipated that the resultant property will not stand out within the street scene and is unlikely to cause adverse impacts on the character of the area.
- The proposed alterations will not lead to an expansion of the ground floor footprint, thereby mitigating concerns of overdevelopment. The application site will retain sufficient private external amenity space.

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 involves the incorporation of one additional front window and one side window. However, both windows are positioned at ground floor level. The front window will overlook an area that is already open to the public, while the side window will only offer a view of the shared boundary fence and the neighbour's flank wall. Therefore, these window additions are not expected to result in any issues related to overlooking or a loss of privacy.
- It is noted that the adjacent neighbour (13 Giles Close) has a catslide roof with a single rooflight on the side facing the application property. This configuration suggests that the proposed first-floor side facing window will not have a direct line of sight into any habitable room of the neighbouring property, thus mitigating concerns about overlooking or a loss of outlook. Additionally, considering the

northern orientation of the application property in relation to the neighbour, the obstruction of sunlight should be minimal.

- Despite the proximity of the rear neighbour (14 Giles Close) to the application property, the introduction of an additional first-floor rear window (serve the ensuite) is expected to be obscure glazing. As a result, this window is unlikely to result in any overlooking concerns.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has been consulted as part of this planning application. It was advised that no potential bat roost features in the building. Informatives are recommended to be included on the decision notice as suggested.

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 existing garage is currently utilised as a storage room and is no longer serving as a parking space. As such, there is no anticipated loss of parking capacity due to the proposal.
- The proposal will introduce an additional bedroom at the first-floor level, which will result in the property being categorised as having 4+ bedrooms. It is required a provision of 3 parking spaces. During a site visit, it was noted that the existing driveway in front of the application property has the capacity to accommodate 3 cars, thus ensuring compliance with parking requirements.

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