

DELEGATED OFFICER REPORT

Application Ref: X/21/90535

Site Address: ST PIRAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DW

Case Officer: Naomi Arnold

Description: Material amendment to vary condition 1 (approved plan 02_E) of planning permission Single storey rear & side extensions & provision of first floor accommodation with raised roof & side dormer (amendment to F/16/78503)

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

Planning History?	Yes ☒	No ☐
F/16/78503 - Single storey rear & side extensions & provision of first floor accommodation with raised roof & side dormer (amendment to F/15/77455). – Permit 07/2016 F/15/77455 - Single storey rear & side extensions & provision of first floor accommodation with raised roof & side dormer – Permit 12/2015 F/15/76241 - Single storey side and rear extension and alterations to roof to provide first floor living accommodation, including increase in ridge height and side dormers (amended scheme) – Refuse 05/2015 F/14/74759 - Single storey side and rear extension and alterations to roof to provide first floor living accommodation, including increase in ridge height and side dormers. – Refuse 08/2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

Site Visit:	Yes ☐	No ☒
Details: Information and photographic detail taken from officer site visit carried out in reference to original approved scheme		

Policy:
National Planning Policy Framework National Planning Practice Guidance Development Plan: <u>Eastleigh Borough Local Plan Review (2001-2011)</u> saved Policies 25.NC, 59.BE & 104.T The <u>Eastleigh Borough Local Plan 2011-2029</u> was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application. The <u>Eastleigh Borough Local Plan 2016-2036</u> was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated mid-2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. 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:

Since planning permission was granted for the previously approved scheme (F/16/78503), some minor amendments have been made to the development and therefore a submission of an application under Section 73A of the Town and Country Planning Act 1990 to vary the wording of condition 1 (plans) attached to the consent that are affected by these minor amendments. It has been stated by the applicant within section 4 of the submitted application form, that the originally approved development has started 15/10/2018.

Condition 1 currently reads:

The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev E & 02_ Rev E. Reason: For the avoidance of doubt and in the interests of proper planning.

The application seeks to amend this condition to consent the substitution of the approved drawings to allow the following amendments to the previously approved scheme (F/16/78503). The amendments sought are:

- To keep the Groundfloor outline the same.
- To remove any upper floor living areas, keeping the property a single level dwelling with the roof pitch the same as the original bungalow.
- The roof is to have a new Velux window on the north side of the bungalow to allow light into the original hallway.
- To utilise the side extension garage as a kitchen. This room will be open plan from the new rear lounge.
- The rear office is to be utilised as a second shower room and utility area, accessed from the rear of the new kitchen area.
- The original kitchen will become a fourth bedroom.
- The side extension will house a roof lantern which will be mainly hidden from view by the installation of a parapet wall.
- The rear lounge will feature glazing above the doors to follow the pitch of the roof/vaulted ceiling.

The proposed amendments are considered acceptable and the resulting development will continue to comply with the relevant saved policies of the adopted Local Plan for the following reasons:

- The street scene will remain similar as that the original dwelling displays; the removal of upper floor living areas and keeping the property a single level dwelling with the roof pitch the same as the original bungalow and would not be detrimental or adversely affect the appearance of the street scene and it is considered that the proposed amendments would not result in a detrimental impact to the character and appearance of the existing dwelling's amenity and is, therefore, considered to be acceptable.
- The proposed changes will not harm the appearance of the resulting development; details of materials to be used are considered suitable and a satisfactory visual appearance in the interest of the amenities of the area will remain.
- Sufficient external amenity space will continue to be provided for the plot and adequate provision of on-site facilities will be provided
- The development will continue to accord 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.

- Whilst removing a parking space by the conversion of the garage to habitable living space, the existing driveway can accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for the resulting four bedroom dwelling. The application is therefore considered to comply with this element of saved Policy 59.BE of the current local plan and Policy DM24 of the pre-submission local plan.
- The design and layout respects the character and appearance of the locality.
- 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:

National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Climate Change and Environmental implications of this application and their proposed mitigations have been considered.

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: On balance and in subject to all other previously applied conditions being maintained, it is considered that the proposed variations to condition 1 continues the development to be in keeping with the appearance of the original dwelling and the character of the local area and would not have a harmful impact upon visual or residential amenity, or appropriate levels of car parking.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		