

DELEGATED OFFICER REPORT

Application Ref: H/23/95499

Site Address: 1 HOME FARM, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Garage conversion, single-storey flat roof side extension, and a new flat roof double garage attached to the side extension (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Outside of Urban Edge – Countryside • Strategic Gap • Solent Disturbance Mitigation Zone		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 objection was received to the application as originally submitted. The representee raised the following issues and concerns (summarised): • Overbearing • Loss of outlook • Overshadowing • Loss of sunlight • Set a precedent • Reduce the value of the property • Detract from the character of the neighbourhood • Change the views and obstruct the views of the trees and wildlife Following the receipt of amended plans, no further letter of representation was received.		
Parish Council:	No comments were received		
Ecologist:	Do not see any potential habitat or opportunities for bats, badgers, hedgehogs, stag beetles, common lizards, slow worms, and adders on this site. No further surveys are needed. Biodiversity enhancements would be appropriate and are required. Exterior lighting must not illuminate any vegetation or bat or swift nest boxes, as this will deter occupation by these species.		

Site Visit:	Yes ☒	No ☐
Details: 20 th September 2023		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application property is a detached dwelling, positioned as the first dwelling on the right upon entering Home Farm. Home Farm is a relatively newly established road that comprises 14 dwellings of varying styles and sizes. The current application seeks planning approval for garage conversion, the addition of a single storey side extension and a double garage within the front garden space. Initially, the proposed side extension featured two roof lanterns, while the double garage was designed with a pitched roof. However, concerns regarding potential overshadowing and loss of outlook. Following discussion with the agent, it was agreed to replace the roof lanterns with flat roof lights and transform the double garage's roof to a flat structure. Amended plans and supporting evidence (sun tracker images) were received on 14/11/2023, this application has initiated a 10-day neighbour re-notification period to inform neighbouring properties about the proposed amendments.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

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 proposed single storey side extension adopts an irregular shape in order to fit within the site's boundaries, while the double garage measures 6.15m in depth and 6.75m in width, forming a square structure attached to the side extension and positioned in front. Both structures are intended to stand at a height of 2.7m with flat roofs. Although the proposed double garage would be extended beyond the principal wall and would be prominently visible from the public vantage points, it is considered that Home Farm resides within a relatively secluded area along St. John's Road. Therefore, it is not expected that those proposed additions would significantly impact the street scene adversely.

- While front garages are not common in the area, it is considered that the surrounding area comprises relatively new dwellings lacking distinctive character, as such this introduction would not substantially alter the character of the host dwelling or the wider surrounding. Additionally, it is proposed to use materials that match the existing dwelling, which would facilitate a seamless integration of the new developments with the host dwellinghouse.

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 primary concern regarding this application revolves around potential overshadowing and loss of outlook due to the close proximity of the proposed developments to the shared boundary and their considerable size. 3 Home Farm is the most impacted neighbour. However, following a site visit on both application site and 3 Home Farm, it is considered that the proposed developments would not significantly affect this neighbour to a degree warranting refusal. One significant reason is the height of the proposed developments. While the proposed single storey side extension and double garage would stand at 2.7m in height, the existing shared boundary maintains a height of 2.15m, it is considered that the boundary treatment at this height could effectively mitigate any harmful visual impact of the proposed developments. Although their top portion would slightly exceed the boundary fence by approximately 0.55m, considering their flat roof design, it is unlikely to significantly affect light or outlook for this 3 Home Farm, ensuring access to a view of the sky.
- Due to the single storey nature of the proposed developments and the absence of side-facing windows, overlooking concerns are not anticipated. Additionally, the design and elevation of the flat rooflights are not expected to result in overlooking problems or loss of privacy.
- Both the applicant's and neighbour's sun track diagrams have been thoroughly reviewed. Although the winter months might experience some impacts from the proposed developments, overall, the impacts throughout the year are deemed acceptable. Moreover, the adjustment to a flat roof form has been made to mitigate potential overshadowing effects.
- Considering the orientation and placement of neighbouring property (3 Home Farm), the alignment of the proposed garage with 3 Home Farm and its adjust roof form would ensure a blend with the overall site and minimise any adverse impact on the neighbour's outlook.

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.
- There are records of bats, badgers, hedgehogs, stag beetles, common lizards, slow worms and adders near this site. Therefore, the Councils Ecologist has been consulted as part of this planning application. After reviewing the site photos, it was confirmed that no potential habitat or opportunities for bats, badgers,

hedgehogs, stag beetles, common lizards, slow worms, and adders on this site. As such, no further surveys are needed.

- However, biodiversity enhancements would be appropriate and are required. It is recommended to add a bat brick and a swift brick for this building. Furthermore, exterior lighting must not illuminate any vegetation or bat or swift nest boxes, as this will deter occupation by these species.

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.
- There is more than adequate space for parking within the curtilage. No objection on highway grounds.

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