

DELEGATED OFFICER REPORT

Application Ref: H/23/96313

Site Address: 32 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Claire Campbell-Best

Description: Two and single storey rear extensions and single storey front extension (revised scheme to planning permission H/22/93883)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSSI Impact Risk Zones Environment Agency Surface Water Flooding – 30, 100 and 1000 year extent Airport Safeguarding Zones Flood Zones 2 and 3 HRA Screening Criteria – River, SAC, SPA and Ramsar Solent Mitigation and Disturbance Zone Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93883	Two and single storey rear extensions and single storey front extension	Permit – 17/11/2022
H/18/84468	Two and single storey rear extensions and single storey front extension (garage) (amended design)	Permit – 24/01/2019 Not implemented
F/16/77866	Two storey rear extension, rear conservatory and garage	Permit – 02/03/2016 Not implemented
F/06/57914	First floor rear extension and dormer windows, addition of dormer to front extension and construction of attached double garage and new pitched roof over existing side extension, following demolition of existing car port	Permit – 06/10/2006 Part implemented
F/05/55758	Single and first floor front extensions and addition of front facing dormer windows. First floor rear extensions and addition of rear facing dormer windows (amended)	Withdrawn – 01/02/2006
F/05/54416	Two storey front extension, first floor rear and side extensions	Refused – 05/09/2005
Z/16097/000/00	Erection of extension to kitchen	Permit – 12/05/1975

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Twon Council:	No Objection		
Ecology:	No Ecology objection – comments relating to the previous application (H/22/93883) remain relevant.		
Southern Water Services:	No objection – see guidance notes on public register		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out on previous planning application H/22/93883		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:Site and Surroundings

The application site contains a detached chalet bungalow with dormer windows to the front and rear elevations located on the south-eastern side of Yardley Road. The property is set back and set down from the road by a driveway and there is a swimming pool and garden to the rear of the site. The site is enclosed by a low-level boundary wall to the front boundary and close board fencing to side boundaries adjoining neighbouring properties. The surrounding area is residential in nature. Yardley Road consists of a mix of bungalows, chalet bungalows and two storey dwellings of differing style and character.

Proposal

Planning application H/22/93883 granted permission for a two and single storey rear extension and single storey front extension which comprised of a garage.

This application proposes amendments to the single storey front extension; the extension would still contain a garage with a depth of 6m as originally permitted however, a proposed front porch and canopy would adjoin the garage on the north eastern side. This would also be attached to the host dwelling and combined with the garage would create a 'L' shaped footprint. The extension would have a shallow hipped roof and the canopy would be supported on posts and finished in materials that would match the host dwelling.

The two and single storey rear extensions approved under H/22/93883 would remain unaltered and would not deviate from the approved plans. Therefore, this application will focus on the amendments proposed to the single storey front extension only.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

It should also be noted that the site has extant permission to construct a slightly smaller single storey front extension which is a material consideration upon the assessment of this application.

Design and Layout

- The design of the single storey front extension (garage, porch and canopy) is suited to the host dwelling in terms of its form, scale and appearance. While it is acknowledged the front extension would be larger in width, the porch and canopy is modest and would be set back from the garage. As such, the amendments are still proportionate to the host dwelling.

- The proposed garage, porch and canopy would slightly alter the principal elevation to the host dwelling, however, due to the subservient nature of the proposals and matching materials, the extension is not considered to detract from the character of the property.
- Yardley Road contains dwellings of various character with no strong uniformity. Some of the properties along this road have a variance of porches and garages within the street scene. It is not considered that the proposal would be a dominant feature within the locality and would blend in comfortably within the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The development 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.
- The garage element of the front extension would not extend beyond the front built line of the neighbouring property to the south west, no. 30 Yardley Road.
- The side elevation to no. 30 that faces the application site has 1no. ground floor window located towards the front of the house. The garage element would impact upon the amount of light and outlook received to this window, however it has been ascertained this window serves a hallway which is deemed a non-habitable room. As such, the garage element is not considered to impact upon this neighbour to an unacceptable degree,
- The proposed porch and canopy are located away from neighbours, it is not anticipated this element would adversely impact upon the nearby neighbouring amenity.

Other Material Considerations

- The application site falls within Flood Zones 2 and 3. An EA flood risk proforma has been provided by the agent which confirms the proposed floor levels will be no lower than existing levels.
- 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 ☐