

DELEGATED OFFICER REPORT

Application Ref: H/23/96420

Site Address: 70 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0JA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension. Roof alteration to enlarge first-floor accommodation.

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:	1 comment was received regarding the suggestion to impose a condition prohibiting any work or access from Cortina Way to the application property.		
Parish Council:	Object on the basis of not in keeping with the street scene and overdevelopment.		
Ecologist:	No objection on grounds of ecology.		

Site Visit:	Yes ☒	No ☐
Details: 16 th November 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 30)

Assessment:
The application property is a 4-bedroom detached bungalow with a hipped roof form. It is situated in a residential street and forms part of a group of bungalows of similar age and appearance. The bungalow has a front garden and a side driveway leading to a detached garage and rear garden. The application requests planning approval for a single-storey rear extension, roof alterations to expand the first-floor space, and adding solar panels on the south-east elevation. Initially, the proposed design significantly increased the roof's bulk and scale, causing concerns about potential impacts on neighbouring properties and the area's character. Following discussions with the agent, it was agreed to address these

concerns by adding a hipped roof element at the rear and reduce the size of first-floor space. While not a completely hipped roof and the roof remains sizable, it's not considered detrimental enough to reject the application. As such, it is recommended to proceed with approving this application, detailed further in the following report sections. Amended plan was received on 08/01/2024. This is considered to be an improvement that does not affect neighbouring amenity and therefore does not require neighbour re-notification.

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 30) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.

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 alterations primarily affect the rear aspect of the property, resulting in minimal changes visible from the front elevation. The shift from a pyramid-style hipped roof to a standard hipped roof alters only the roof pitch, maintaining an unchanged ridge height. These changes are not anticipated to significantly alter the dwelling's overall appearance and the resulting roof form will align more closely with that of the adjacent property at 68 Freegrounds Road.
- The proposed single storey rear extension will be rendered. Although render cannot be found in the host dwelling, it is not uncommon in the vicinity as some neighbouring properties also feature render. Furthermore, its rear location ensures minimal visibility from public vantage points, mitigating potential visual impacts on the area's character.
- While the revised roof form does not entirely align with the area's prevailing full-hipped style, it does closely mirror the neighbouring roofs when viewed from the rear. This modification will help to reduce the roof's bulk and enhance its integration within the surrounding area.

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.
- Both adjacent neighbours at 68 and 72 Freegrounds Road are directly impacted by the proposal. No. 68 has a closer relationship with the application property, while No. 72, positioned further back, has a clearer view of the proposed developments. Concerning 68 Freegrounds Road, the setback position of the application property

is expected to mitigate its impact on this neighbour. Once the proposed development replaces the existing flat roof rear addition, it will extend approximately 3m beyond No. 68's rear wall. This scale is considered acceptable. Additionally, considering the separation distance and the incorporation of a hipped roof form, the proposed developments are not anticipated to adversely affect No. 68 significantly in terms of overshadowing or overbearing presence.

- Regarding 72 Freegrounds Road, the main concerns relate to potential overbearing effects and the potential loss of outlook due to this neighbour having a clearer view of the increased bulk of the roof and the proposed solar panels facing their property. However, considering the approximate 4.5m separation distance between the properties and the design of the revised roof form, the resulting appearance of the roof is not considered significantly detrimental to No. 72 to the extent of warranting refusal.
- It's noted that only rooflights are proposed on both side elevations. As such, the proposed developments will not result in overlooking any adjacent neighbours.
- Concerns were raised by residents living in Cortina Way (rear of the plot) regarding the potential removal of the rear fence for delivery or vehicle access. However, it is important to note that there is currently no evidence to suggest that the applicant intends to do so. To address these concerns and mitigate any potential disruption, a condition will be imposed to ensure that there is only one designated vehicle access point to the application site from Freegrounds Road. It should also be noted that any modification to the fencing would require consent from the affected neighbours.

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 property is located in a residential area of Hedge End and is a relatively modern property in both design and construction. There are no designated nature conservation sites or records of protected species relevant to this application. Given the nature of the proposed works and the design and structure of the existing property, the Council's Ecologist advised that the proposals are unlikely to impact upon protected species. As such, the Ecologist raised no objection on grounds of ecology. On this basis the proposals would not be contrary to Policy DM11 (Nature Conservation).

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.

- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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:

- In conclusion, while not optimal in design, the proposal is assessed to not cause harmful impacts on visual or residential amenities to a degree that justifies refusal. Therefore, approval is reluctantly recommended.

Recommendation:

PERMIT ☒

REFUSE ☐