

DELEGATED OFFICER REPORT

Application Ref: H/23/96391

Site Address: THE OLDE BAKERY, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

Case Officer: Rachael Morris

Description: Proposed annex

Particular Site Constraints?	Yes ☒	No ☐
• Adjacent to Land at Ageas Bowl and Tennis Centre • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/27319/000/00 - Kitchen extension at rear and outside toilet – Permit – Feb 1984		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Tree Officer:	Due to the presence of trees in and around the proposed development area, we would like to condition an arboricultural method statement and tree protection plan. This will demonstrate how the annex is to be constructed with regard to the trees both on site and on neighbouring land (including David Lloyd). Therefore, please add a condition.		

Site Visit:	Yes ☒	No ☐
Details: 20/12/2023		

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, DM11, DM14 and WE4.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11, DM14 and WE4 from the 2016-2036 local plan, in that:
<u>Principle</u> • The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u> • The design of the proposed annexe is suited to the host dwelling in terms of its form, scale and appearance. • The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. There is sufficient parking available on the front driveway.

- The design and layout respect the character and appearance of the locality where outbuildings are commonly seen. The adjacent neighbour at Hawthorne House to the West has a large workshop to their rear garden.
- The proposed annexe has an open plan area for living, kitchen activities and dining. As the space is not excessive, it could be expected that the occupant would still rely on the main house for daily activities such as sharing meals and to socialise.
- The total area of the annexe measures approx. 60 sqm which accords with the Nationally Described Space Standards for the minimum internal floor area of a habitable unit. A 1-bedroom unit to accommodate 2 people would need to be a minimum of 50 sqm across one floor.
- The roof space/first floor is on plan as an office which has been confirmed by the agent to only be used as an area for home working. Nonetheless, this has been conditioned to restrict business, commercial and industrial use as this would need full planning permission.
- A condition will be placed on the annexe to limit the use for in conjunction to the main dwelling or only by a dependent relative and not as an independent unit.
- The proposed materials of timber and brickwork are suited to the area and are common materials seen in rear residential gardens.
- The proposed annexe does not detrimentally impact the land adjacent at Ageas Bowl and Tennis Centre.

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 proposed annexe would be sited to the rear of the garden. The neighbour to the rear is David Lloyd West End and as such would not create an unacceptable impact to this rear neighbour.
- The neighbours to the East is a block of flats where there is an increased level of overlooking to the area of proposed annexe when compared to the West side at Hawthorne House. The level of overlooking experienced by the annexe would be no different than the existing overlooking experienced in the residential garden though and does have some screening available in the form of vegetation.
- The proposed annexe would not create expected unacceptable overlooking to the neighbours as the proposal is only 1.5 storeys. Where there is restricted headroom, it is not expected that the occupant of the first floor would be able to stand at the rooflights and overlook neighbouring properties to an unacceptable degree. Moreover, the proposal is bordered by gardens and set approx. 35m from Hawthorn House and 25m from the flats. Therefore, it is not deemed necessary to condition these as obscure glazed.

Other material considerations

- 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...