

DELEGATED OFFICER REPORT

Application Ref: F/25/100427

Site Address: MAYFIELD, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7AP

Case Officer: Alexandra Stone

Description: Conversion of existing garage to HMO bedroom.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
F/06/58093 – Permit – 13/11/2006 Relief of condition 10 of planning permission Z/39450/001 to allow the conversion of garage to habitable room and change of use of land from landscaping to garden F/07/593229 – Perit – 13/04/2007 Two storey side extension and detached single garage H/19/86116 – Permit – 13/09/2019 First floor front extension, front porch, addition of chimney to side elevation and detached garage F/25/99699 – Refuse Planning Permission – 25/09/2025 Conversion of existing detached single garage to form massage therapy room		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	We have received an objection for the application in regard to ongoing parking issues. There is a shared driveway and the neighbouring property has been blocked in by vehicles from the property.		
Parish Council:	No Comments Received		
Southern Water:	An assessment of the sewer is required to determine its ownership and the impact it could have to the proposed site layout. It is possible that the sewer is now deemed to be public.		
Housing Standards:	Objection – As the additional room is not within the dwelling. Also on the grounds of lack of parking available with ongoing parking disputes.		

Site Visit:	Yes ☒	No ☐
Details: For previous app		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 Appraisals.

Proposal:

The application is for the conversion of the existing garage to a HMO bedroom.

Assessment:**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies

Character, Appearance and Residential Amenity

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

Policy DM1 also stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents with additional residential amenity guidance being provided within the Council's Quality Places SPD.

The dwelling is located within Botley Road, to the east of Pavilion Close. The existing property has 6No. bedrooms with a shared driveway with the neighbouring property to the north.

The proposed HMO bedroom would be situated within the existing detached garage. The alterations to the garage would be a window to the front, facing the driveway which would not be noticeable therefore inkeeping with the character of the area.

- The design of the alterations to the garage is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

Living Conditions

Policies DM1 & DM30 requires all new dwellings to provide a good living environment for their future residents and to meet the Nationally Described Space Standards. In terms of external amenity space, Quality Places SPD requires all new residential developments to provide an outdoor amenity space of at least 60% of the dwellings floor space. Although this minimum may be reduced in urban areas when the dwelling is within 100m (by safe and convenient route) of a public open space.

The proposed would see accommodation separate from the existing dwelling, within the existing garage. It appears the proposal is for a bedroom with W.C. The room appears adequate in size, relying on the main dwelling for use of the facilities such as showering and kitchen. The Housing Standards team have objected to the proposals due to the room being separate to the dwelling due to this.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring an appropriate level of car parking be provided in accordance with the Council's adopted standards. While the standards do not cover HMO parking, three on site spaces are currently in situ with another proposed however, the proposed space would not be suitable as the tenant would not be able to exit

the space, nor the building if it was used, therefore an inadequate number of available parking spaces.

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:

The proposed development fails to provide adequate provision for on site car parking [and manoeuvring] which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Eastleigh Borough Local Plan (2016-2036)

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...