

DELEGATED OFFICER REPORT

Application Ref: H/23/96405

Site Address: 27 PERN DRIVE, BOTLEY, SOUTHAMPTON, SO30 2GW

Case Officer: Alexandra Stone

Description: Erection of 1.5 storey front extension following demolition of existing garage and erection of porch.

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
F/05/53043 – Refuse Planning Permission – 10/03/2005 1 st floor extension to form 2 storey dwelling F/05/54897 – Permit – 13/10/2005 First floor extension to form 2 storey dwelling (amended design) F/06/56342 – Permit – 12/04/2006 First floor extension with front and rear dormer windows and supporting structural column to form 2 storey dwelling (amended design) H/22/93312 – Permit – 16/02/2023 Conversion of loft to new habitable space on first floor and addition of dormers		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>8 Twin Oaks (Summarised):</u> Request more time to consider application. Letters were sent to applicant 2 days prior to comment. Statutory consultation period is 21 days. Has been over a month and no further comments received.		
Parish Council:	Objection - The development is a significant size and is considered as over development of the plot. The footprint of the proposed extension encroaches on a least 6 houses in the immediate area, affecting their line of sight down the road.		
Ecologist:	Preliminary bat roost assessment is required.		
Conservation Officer:	The one and a half storey nature of this proposal is quite a lump on the front of this bungalow in spite of the falling ground level, which will be an intrusion on the area. Less height would help and more interest in the large area of blank wall too. On balance a holding objection		

Site Visit:	Yes ☒	No ☐
Details: Site visited for previous app - 10/08/2022		

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.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The application is for the demolition of the existing garage to create a 1.5 storey front extension, to provide an additional bedroom with en-suite and dressing room.

- The development borders a Conservation Area but is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is part of a row of small uniform bungalows, each comprising of a detached flat roof garage to the front of the properties. The pitch roof bungalow sits to the end of this row, next to a line of detached houses towards the end of the close.

The proposal is to demolish the existing detached garage to create a large single garage to the front of the dwelling, measuring approximately 7.8m by 7.4m. The garage is attached to the dwelling by the proposed bedroom which measures approximately 4.5m by 4.1m. The garage proposed is a large single garage, with a staircase leading to a large dressing room and en-suite. Due to the location of the stairs, there would not be room within the garage to accommodate 2no. vehicles. There is also the addition of a new porch proposed.

The proposed garage would sit closer to the roadside in a very prominent position, dominating the frontage with the 1.5 storeys, is sited over half the width of the dwelling and would mask the proposed front door. The differing roof lines of pitch and barn hip would appear uncomfortable linked together with the varying heights.

When approaching the dwelling from the highway the dwelling would be intrusive and out of character as the immediate garages are set back further with grassed areas to the front garden.

- The design of the front extension is not suited to the host dwelling in terms of its form, scale and appearance.
- The development would be an overdevelopment of the site.

Residential amenity

Looking from the roadside the garage would create an unattractive feature, out of keeping for the area. Other garages in the area are detached and not interlinked with the main dwelling with an extension, and also subservient to the main dwelling. The elevations plan shows a small hedge to the northern side of the proposed garaged possibly to alleviate the massing but due to the height this would have little impact as part of the roof is in line with the existing dwelling therefore would still appear dominant within the street scene.

- 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 or light.

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 ☒

The design and form of the proposed garage would result in an extended property that would represent a significant departure to the prevailing design and appearance of the existing properties in the street scene and would have an adverse impact on the character and appearance of the surrounding area . As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.