

DELEGATED OFFICER REPORT

Application Ref: H/24/96685

Site Address: 9 Seaton Close, West End, Southampton, SO18 3NT

Case Officer: Summer Sharpe

Description: Conversion of existing garage to form new bedroom/ bathroom and rear single storey extension (Resubmission Application).

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Airport Safeguarding Zones - HRA Screening - Solent Mitigation & Disturbance Zone		

Planning History?	Yes ☒	No ☐
Planning App No.	Proposal	Decision
Z/16883/000/00	Residential development	Grant Outline Permission (January 1980)
Z/27081/002/00	Erection of 65 houses and garages, roads and sewers	Permitted (June 1984)
F/04/51623	Construction of first floor and two storey side extension	Permitted (January 2005)
H/23/94705	Garage conversion, single storey rear extension and alteration to fenestration.	Permitted (March 2023)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
EBC Ecology:	There are records of bats near this site however I do not see any potential bat roost features on the site photos. Please attach informatives to any decision notice.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Site Visit	Yes ☒	No ☐
A site visit was not undertaken as part of this application because this was undertaken, 28 February 2023, as part of the previously approved application (H/23/94705).		

Assessment:
<u>Site & Surroundings</u>

The application site comprises a two-storey detached dwelling located to the south-west of Seaton Close, a small cul-de-sac to the south of Windermere Road. The dwellinghouse is set back from the road by a driveway, and is constructed of facing brick work, a tiled roof and brown upvc fenestration. To the south-eastern elevation is the adjoining garage.

The surrounding area comprises residential dwellings. To the south-east of the cul-de-sac is open space and mature vegetation.

Proposal

This application proposes the conversion of existing garage to form new bedroom/ bathroom and rear single storey extension. This application is a resubmission, proposing a variance of design compared to the previously approved scheme.

Planning application H/23/94705 noted that *the existing garage is adjoined to the host dwelling to the south-eastern elevation. The existing garage has a footprint of approx. 5.4m by 2.7m. It has a pitched roof with a maximum height of approx. 4.4m and eaves of approx. 2.3m. The previous application permitted the create of an additional bedroom and en-suite. Which would also incorporate a modest extension which would 'square off' the ground floor (cumulatively the single storey side element would measure approx. 8.6m in length), thus the built form, subject to this application, would measure approx. 3.2m by 2.7m. The proposed extension would modify the roof pitch, increasing the steepness and height to a maximum of approx. 5.5m, whereby the eaves height would remain the same (2.3m). There would also be the introduction of 3no. small windows on the principal elevation and 2no. high level windows and a door on the south-eastern elevation. The proposals would be finished in materials to match the existing.*

This current application proposes a design alteration compared to that previously approved, by now proposing to retain the predominant part of the garage (albeit altering the principal elevation), however would also seek to change the roof form of the proposed extension from pitched roof to flat roof. The proposal would have a flat roof measuring approx. 3.1m in height (which would exceed the eaves height of the existing garage/ extension (2.3m)). The proposals would be finished in materials to match the existing.

Principle

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

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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposals would result in the conversion of the existing garage and modest extension to the rear. Due to the nature of the proposals, and the location of the site, when viewed from Seaton Close, the main difference would be the alteration of garage door to 3no. small obscurely glazed windows serving the proposed en-suite. From the site visit (28 February 2023), it was noted that the application site, and proposals would be visible from public vantage points (an open green to the south-east). Therefore, there would be glimpses of the proposed extension. The proposed extension would have a flat roof and would adjoin the pitched roof of the existing garage at an awkward height (being above the existing eaves), and would create an awkward juncture, however this is not considered

to be adversely harmful given the overall modest dimensions, and limited visibility within the streetscene.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed extension would square off the footprint of the host dwelling, being situated to the south-east. As a result of the location of the proposal, the neighbour to the north-west would not be impacted upon.

The proposals would result in a modest extension (3.2m in length), with a maximum flat roofed height of 3.1m. The proposal would retain a separation distance between the neighbour (no.8) of approx. 0.9m. It is noted that the proposals could impact this neighbouring amenity, however given the existing form of development, overall dimensions and relationship with the neighbouring site, the proposals are not considered to result in development which would have a significantly harmful impact upon this neighbouring amenity.

Therefore, and to conclude, the proposals are considered to be acceptable in this regard.

Highway Safety & 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. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The existing dwelling currently has 3no. bedrooms, whereby the SPD requires 2no. off-street parking provisions, this is provided in the form of a driveway and garage. The proposals would result in the addition of a bedroom, resulting in a 4no. bedroom property, which would also increase the amount of off-street parking provisions required to 3. The proposals would also result in the loss of a garage and therefore the site would provide 2no. off-street parking provisions on the existing driveway. It should, however, be noted that the conversion of the garage could be undertaken via 'permitted development', therefore the loss of the garage is not necessarily within complete control of the Local Planning Authority (LPA). Whilst there would be a shortfall of parking provisions, in this particular instance, it is not considered to be a sustainable reason for refusal. Therefore, on balance, the proposal would be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, 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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐