

DELEGATED OFFICER REPORT

Application Ref: H/23/96522

Site Address: 45 LOWER ST. HELENS ROAD, HEDGE END, SOUTHAMPTON, SO30 0LX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single storey front extension and porch

Particular Site Constraints?	Yes ☒	No ☐
• 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:	No comments were received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 12 th January 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 two-storey detached dwelling situated to the southeast of Hedge End. The property is set back from the road and has generous front and rear gardens. Additionally, there is a substantial single storey side extension to the northeast of the main building, currently used as garage space, storage facilities, and a greenhouse. The surrounding area is residential in nature, comprising different styles and types of dwellings. The current application seeks planning approval for the addition of a single storey front extension and a front porch to the property. Both proposed developments are intended to expand the current hallway and study room within the dwelling. <u>Principle</u> • 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 single storey front extension is modest in size, effectively squaring off the front elevation and filling its void. It will seamlessly integrate with the main building. Moreover, the design, roof form, and materials used in the front extension will mirror those of the original dwelling. Consequently, the resultant dwelling will look similar to the existing structure, the proposed extension will not be conspicuous or prominent within the street scene.
- The proposed front porch is also considered a modest addition to the main house. The relocation of the entrance door to the porch not only introduces an appealing visual element to the host dwelling but also enhances the symmetry of the front elevation.
- Overall, both the proposed single storey front extension and front porch are modest in scale and are considered to enhance the visual appeal of the host dwelling. They are not expected to have any adverse impacts on the street scene or the character of the 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.
- Given their nature, positioning, and separation distances from neighbouring properties, both proposed developments are not considered to have any adverse impacts on adjacent neighbours.

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.

- Both proposed developments are of modest size and will not encroach upon the existing driveway, thereby having no impact on the current parking arrangement. Additionally, the driveway offers ample space for vehicles, ensuring that parking provision remains sufficient.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐