

DELEGATED OFFICER REPORT

Application Ref: H/24/96752

Site Address: 2 REEVES WAY, BURSLEDON, SOUTHAMPTON, SO31 8FW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two-storey rear extension, garage conversion and a garden office located in the rear of the garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • 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.		
Ecologist:	A preliminary bat roost assessment will not be required. The rain garden planter will be acceptable for surface water drainage from the garden office roof. Excess water outflow from the rain garden planter (filtered) should also go into the soakaway. A variety of flowering plants to attract pollinators over a long flowering season will increase biodiversity in the rain garden planter and in the raised bed.		

Site Visit:	Yes ☒	No ☐
Details: 2 nd February 2024		

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 Bursledon, Hamble-le-Rice and Hound (BHH 31)

Assessment:
The application property is a two-storey, 3-bedroom linked detached dwelling situated in the north west of Bursledon. The site features gently sloping terrain, resulting in a raised patio area within the rear garden to accommodate the topography. The surrounding area primarily comprises residential properties with mixed architectural styles. The character of this area is assessed as weak, as identified within the Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 31). The application seeks planning approval

for the conversion of the existing integral garage, replacement of the single-storey rear extension with a two-storey rear extension, and the construction of a garden office situated at the bottom right corner of the rear garden.

Principle

- 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 Bursledon, Hamble-le-Rice and Hound (BHH 31) which provides the following guidance on developments and that they should ensure that:
 - i) Retain/reinforce the grass islands and semi-mature broadleaved tree planting adjacent to Manor Crescent, Kevlyn Crescent and Lowford Hill Close.
 - ii) Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
 - iii) Maintain a uniformity in building heights on Manor Crescent.

Layout, design, and impact upon the character of the area

- 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 garage conversion involves transforming the existing garage into a utility room, with the primary focus on interior modifications. The only change to the exterior is the replacement of the rear door with a window, ensuring that the front elevation remains unchanged. Therefore, this conversion is not expected to have any adverse impact on the street scene.
- Regarding the two-storey rear extension, it will essentially occupy the same footprint as the existing single-storey rear extension. The design, roof form, roof line, and materials are consistent with those of the main building, ensuring a seamless extension that harmonises with the existing building. As such, it is considered that the proposed two-storey rear extension will integrate well with the host dwelling and not appear as an incongruous addition.
- The proposed garden office will be situated at the bottom right corner of the rear garden, measuring 3.6m in length, 2.8m in depth, and 2.7m in height. Its size and design are considered modest and complementary to the host dwelling.

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.
- The proposed garage conversion and garden office are not considered to have any adverse impact on adjacent neighbours in terms of loss of light, loss of outlook, or loss of privacy due to their nature.

- Regarding the two-storey rear extension, the primary affected neighbour would be 2A Reeves Way. However, given that the extension will be modest in size and positioned to the north in relation to this neighbour, it is not expected to significantly diminish their outlook or cause overshadowing to an extent that would affect their amenity. Furthermore, no side windows are proposed within the two-storey rear extension, thereby mitigating any potential harmful overlooking to adjacent neighbours. Additionally, the new rear windows and Juliet balcony will only overlook the rear neighbours' bottom garden space, without intruding upon their habitable rooms.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- Given that there are records of bats very near this site and the site falls within a green impact risk zone for great crested newts, alongside records of hedgehogs and stag beetles in the vicinity, the council's Ecologist has been consulted as part of this application process. Upon reviewing site photos, it has been determined that there are no potential bat roost features, thus obviating the need for a preliminary bat roost assessment. However, a surface water drainage plan is required to ensure that the existing surface water drainage arrangements can accommodate the additional drainage from the proposed garden office and extension. The required drainage plan was submitted on 15/03/2024, and the Ecologist has confirmed satisfaction with its contents.

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.

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.
- The proposed extension is for enlarging the ground floor and first-floor spaces, without adding any additional bedrooms. Therefore, the site will continue to require only two parking spaces. It is considered that the existing driveway can adequately accommodate this requirement, mitigating any parking concerns.

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 Environment 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 ☐