

DELEGATED OFFICER REPORT

Application Ref: H/24/96801

Site Address: 4 SOLENT MEADOWS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Conversion of double garage to a habitable space and extension of balcony with glass panel railing.

Particular Site Constraints?	Yes ☒	No ☐
• Within Designated Conservation Area – Hamble Conservation Area • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• C/13/72554 - Single storey rear extension following removal of existing conservatory and raising of land to extend existing patio area - Permit - 08/07/2013		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	No objection.		
Tree Consultant:	No arboricultural objection to the proposals.		

Site Visit:	Yes ☒	No ☐
Details: 28 th 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, DM12 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The application property is a two-storey, 4-bedroom detached dwelling located near the western boundary of the Hamble Conservation Area, positioned just above Hamble Common. Situated within a close (Solent Meadows) comprising only five houses, constructed approximately within the last 40 years, this property backs onto the southern end of School Lane. The closest listed buildings include a group of Grade II small cottages adjacent to the entrance of Solent Meadows, featuring West Cottage, Jasmine Cottage, and Manor Cottage, exhibiting a cohesive architectural style with a strong vernacular

character. This application seeks planning approval to convert the existing double garage into a family room with three full-length windows in place of the pair of garage doors and increase the size of the balcony above with the addition of a glazed balustrade.

Principle

- As the application site falls within the Hamble Conservation Area, Section 72(1) of the Act states:

“In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

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 and extension of the balcony are considered to be minimal alterations to the host dwelling. These modifications are not anticipated to significantly alter the front elevation in a way that would adversely affect the street scene. Specifically, the replacement of the blank garage doors with three full-length windows is expected to infuse the frontage with a sense of vitality and visual interest, thereby enhancing the overall aesthetics of the property.
- Moreover, it is noteworthy that the Built Heritage Consultant has provided advice indicating that the increased size of the balcony will not have a detrimental impact on the setting of the listed buildings situated up the lane. It can be concluded that the proposed alterations will be compatible with the host dwelling and the surrounding heritage context, thereby unlikely to introduce harmful impact to 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.
- The addition of three ground floor windows and the extension of the balcony on the front elevation are not expected to increase overlooking potential, as they will only overlook the public domain at the front rather than intruding into any private spaces. Therefore, it is considered that the proposed changes will not impact residential amenities in the vicinity.

Trees and landscaping

- There are TPO Trees within the site, but the Tree Consultant has raised no arboricultural objections to the proposal, indicating that the proposal will not adversely impact the protected trees.

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.

- While the proposed garage conversion will result in the loss of two parking spaces, it is noted that the front driveway has the capacity to accommodate more than three cars, which already meets the maximum requirement.

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 ☐