

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/96826

**Site Address:** Twoways, Church Hill, West End, Southampton, SO30 3LJ

**Case Officer:** Alexandra Stone

**Description:** Single storey front extension.

|                                                                                                                                                              |                                                |                                    |
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| <b>Particular Site Constraints?</b>                                                                                                                          | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>- Within urban edge</li><li>- Great Crested Newt (Green Zone)</li><li>- Surface water flooding (Church Hill)</li></ul> |                                                |                                    |

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|--------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|-----------------------------------------------|

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|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                   | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | <u>1no. Comment:</u><br>Concern about address name but no objection.<br><br><u>1no. Objection:</u><br>(a) extension would go right up to the boundary fence, (b) would stick out like a sore thumb/ not in-keeping, (c) concern about loss of light. |                                             |                                           |
| Parish Council:   | The Committee unanimously objected to the proposal on the grounds of it being out of keeping with the street scene and would impinge on the neighbouring property.                                                                                   |                                             |                                           |

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

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|-------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| 22 March 2024.    |                                                |                                    |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <u>Site &amp; Surroundings</u><br><br>The application site comprises a two-storey semi-detached dwelling situated to the east of Church Hill (A27). The dwelling is set back and down (on lower ground) from Church Hill and is screened by mature vegetation, however there are public vantage points of the principal elevation of the dwelling along Church Hill. Whilst the dwelling fronts, and has parking provisions accessed via Church Hill, the application site is associated with the Midlands Estate, which falls within HEWEB 5 of the Hedge End, West End and Botley Character Area Appraisal. |

The wider surrounding Midlands Estate has a strong character and sense of uniformity which the application site conforms to. Albeit noted that the nearby dwellings fronting Church Hill are of varying styles/ characters.

### Proposal

The application proposes a single storey front extension. This would project 4m from the principal elevation, and would have a width of approx. 5.7m. This would have a hipped roof with a maximum height of approx. 3.5m and an eaves height of approx. 2m. This would be finished in materials to match the host dwelling.

### 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 application site also falls within HEWEB 5. The guidance notes: *Maintain the formal building compositions around route intersections and cul-de-sacs, retain the wide grass verges on corners, maintain the predominant plot widths, maintain the predominant hedge/tree plot boundaries, ensure that new development relates effectively with the building features and materials prominent in existing development.* This area has been noted to have a strong character *due to the formal building compositions and open spaces located at the entrance to the estate and around cul-de-sacs. The character of the area is also reinforced by the uniformity in the form and materials used in the house types.*

The application proposes a single storey front extension. It is noted that there is an existing porch in situ. This projects approx. 1.9m from the principal elevation, spanning a width of 2.6m, with a pitched roof measuring 3.4m and eaves measuring 2m. The proposed extension would result in a significant increase doubling both the depth and width of the existing and purpose built porch. HEWEB5 sets out that uniformity is a strong characteristic of the Midlands Estate, which the addition of this excessively large front extension would be considered to upset and conflict with the uniformity and established characteristics.

The proposed extension would also be visible from public vantage points and, whilst screened in part, would be visible along Church Hill, and would therefore serve to disrupt the uniformity, thus would have an adverse impact upon the streetscene.

Paragraph 139 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents'. Due to the disproportionate and inappropriate scale of the development, the proposal is considered to result in an incongruous and bulky addition to the principal elevation, which would have an adversely harmful impact upon the host dwelling, streetscene and wider Midlands Estate.

### 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.

Due to the siting and nature of the proposals, the only neighbour likely to be affected would be the attached neighbour to the north (no.50). The proposed extension would have a depth of 4m which could have an impact upon this neighbour, however as a result of the modest height dimensions, this impact is unlikely to be adversely harmful. Whilst noting that this is not a particularly neighbourly extension, it is not considered to be detrimentally harmful thus would not warrant reason for refusal.

#### 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 Council's SPD requires 2no. off-street parking provisions, which are provided in the form of a driveway to the south of the host dwelling, which provides direct access to Church Hill (A27). The proposals would result in an additional bedroom thus increasing the required off-street parking provisions to 3. The proposals, would not impact the existing parking provisions, whereby it is considered that there would be sufficient provisions. The proposals would therefore 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:**

**Reason for Refusal:**

The proposed development, by reason of its disproportionate size and siting, to the principal elevation, would result in an incongruous and unacceptably bulky addition which would appear at odds with the character and appearance of the host dwelling, and wider surrounding Midlands Estate. The proposals are therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Hedge End, West End and Botley Character Area Appraisal (2008) and the contents of the National Planning Policy Framework (2023).

Recommendation:

**PERMIT** ☐

**REFUSE** ☒