

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/96840

**Site Address:** 24 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GJ

**Case Officer:** Alexandra Stone

**Description:** Alterations to roof, from flat to pitch roof, including external alteration and erection of outbuilding

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| - Within Urban Edge                 |                                                |                                    |

|                                                                                                                        |                                                |                                    |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <b>F/08/62518 – Permit – 12/05/2008</b><br>Two storey rear extension, side and front dormer window and detached garage |                                                |                                    |

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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>26 Hobb Lane (Summarised):</u><br><br>Concerns regarding the plans, is there other changes to the roof other than altering to pitch roof as dormer window faces their bedroom, is this to remain obscured glazed. No stated measurements on plans, how big it going to be. Plans do not show business use.<br><br><u>Officer comments:</u><br><br>The plans show a scale bar in which you can measure the plans. There does not appear to be any alterations to the side dormer window. The proposed outbuilding is for a garden room and store, not a business. |                                             |                                           |
| Parish Council:   | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |                                           |
| Ecologist:        | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 22/03/2024 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                           |
| The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:<br><br><b><u>Principle</u></b><br><br>The application is for alterations to the dwelling to include raising the ridge height by approximately 700mm and the addition of cladding to the rear of the dwelling. |

The proposal also includes erection of an outbuilding to the rear of the garden. This measures approximately 9.7m by 3m.

- The development is within the urban edge where the principle of development is acceptable.

### **Design and layout**

The dwelling is situated within Hobb Lane, surrounded by bungalows. There is some variations within the street such as dormer windows and various roof formations. The application seeks to alter the roof formation of the dwelling, changing from flat roof to pitch roof. This would be more in keeping within the street scene. To the rear of the dwelling there would be the addition of cladding. This would remain unseen from the front of the dwelling.

There is also a garden room proposed to the rear garden. The property benefits from a large garden. The garden room would be situated to the rear of the garden and would replace a former shed of similar dimensions and would be no higher than what would be allowed under permitted development, therefore would be acceptable.

- The design of the garden outbuilding is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

### **Residential amenity**

The proposed roof alterations, due to their siting and modest increase are unlikely to cause any adverse harm upon the amenities of the neighbouring properties.

As the outbuilding would be towards the rear of the garden, it is unlikely to cause shadowing or overlooking.

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

### **Other material considerations**

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

### **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.

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:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐