

DELEGATED OFFICER REPORT

Application Ref: H/24/96939

Site Address: 9 DRUMMOND ROAD, HEDGE END, SOUTHAMPTON, SO30 2AD

Case Officer: Claire Campbell-Best

Description: Erection of single storey rear extension following demolition of existing conservatory.

Particular Site Constraints	Yes ☒	No ☐
With the Urban Edge EBC Owned Land Waste/Minerals Site – Waste processing site north-west of the site		

Planning History	Yes ☒	No ☐
Application No.	Description	Decision
Z/28343/000/00	Residential, open space, roads and footpaths with community centre and school	Grant Outline Permission – 14/04/1987

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection from 7 Drummond Road (summarised): • Larger development than existing conservatory • Extension will have an increased height • Current conservatory is glazed and allows light to pass through • Loss of sunlight • Overdevelopment		
Hedge End Town Council:	No objection		
Asset Management:	No objection		
Hampshire County Council Waste and Minerals:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 11 th March 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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a two storey end-of-terrace dwelling located on the northern side of Drummond Road. The property is set back from the main road and is enclosed at the rear by a combination of fencing and hedging. The property itself has a pitched, tiled roof and is finished in red brick at ground floor and off-white render to the first floor elevations with white uPVC windows. To the rear there is a glazed conservatory. The surrounding area is residential in nature, the site forms part of a 1980/90s residential development with dwellings of a similar style and design. The Drummond Community Centre and car park lies to the west of the site.

Proposal

This application seeks approval for a single storey rear extension which would replace the existing conservatory. The proposed extension would have a hipped roof and would measure approximately 4.35m in depth, 5.3m in width and up to 3.3m in height (2.25m to eaves). This extension would mostly span the full width of the house and would extend beyond the original side wall by 1.45m. There would be rear facing windows and doors, a glass panel within the roof, a window to the south elevation facing the street and a high-level window to the side (western) elevation. The proposal would be finished in materials that would match the host dwelling.

Principal

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 and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. It would replace an existing conservatory and would be finished in materials that are more harmonious to the host property.
- The proposal would be larger than what is currently in place, extending beyond the original side wall, however due to the single storey nature of the development, the extension would not be an overbearing feature within the locality.
- Due to the location of the property, the proposed extension would be visible within the street scene, but the development is not considered to be prominent and would not cause detrimental harm.
- It was noted on the site visit there are a few examples of rear extensions found on nearby properties, therefore, the extension would be in keeping within the wider surroundings.
- The development would not be an overdevelopment of the site, sufficient amenity space would be retained with the development in place.
- The extension would comprise a family room and would enlarge the ground floor accommodation. As no additional bedrooms are proposed, the development would not increase the need for off-street parking. Therefore, the current parking arrangements are suitable and are affected by the proposal.

Residential Amenity

- The neighbour most impacted by the proposed extension is the immediate neighbour to the east, no. 7 Drummond Road. The neighbour at no. 7 has raised concerns the proposed extension is larger and would result in the loss of light received to their rear facing windows which has been noted.

- The existing conservatory to no. 9 is located close to the boundary line with a minimum eaves height of 2.35m and has been in place for several years and is accepted as established built form.
- The proposed extension would be set in 0.2m from the shared boundary and would have an eaves height of 2.25m, the hipped roof would slope away from the no. 7. The 1.8m boundary fencing would also screen the majority of the development. While it is acknowledged the extension is larger than the conservatory due to the design, boundary treatment and existing relationship, the proposal is not considered to be unacceptably overbearing to no. 7.
- In terms of light; the rear facing window and patio doors to no. 7 serve a living room, which are north facing, therefore, the amount of light received to these windows is already limited.
- The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if a development crosses the 45-degree line on both the elevation and floor plan then the extension will probably cause a noticeable reduction in skylight received by the window.
- In the case of the window to no. 7 (closest to the proposed extension), the proposal only crosses the 45-degree line on the floor plan and as such passes the daylighting test and is not considered to unacceptably harm the daylight or outlook of the neighbouring dwelling. Furthermore, combined, the window and fully glazed patio door would still receive a reasonable amount to the living room of no. 7.
- The proposed windows to the extension are either rear facing into the garden, front facing onto the street (which is tolerated and accepted) or above head height. As such, the windows are not expected to generate any overlooking or loss of privacy concerns.

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 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 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, 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 reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐