

DELEGATED OFFICER REPORT

Application Ref: H/24/96852

Site Address: 17 MALLOW ROAD, HEDGE END, SOUTHAMPTON, SO30 4TQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing garage. Single storey side and rear extensions with roof lights. Alterations to fenestration (amendment to H/23/95536)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• H/23/95536 - Single storey side and rear extensions - Permit - 18/10/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Tree Consultant:	We raise no arboricultural objection, subject to the following condition: <i>The development must accord with the arboricultural report reference JFA0324. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.</i> <i>Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.</i>		
Southern Water:	<u>Protection of Public Apparatus</u> Please see the attached extract from Southern Water records showing the approximate position of our existing public foul and surface water sewer within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. • The 150 mm public foul sewer and 225 mm public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. • No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. • No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be		

	located within 5 metres of public or adoptable gravity sewers, rising mains or water mains. • All existing infrastructure should be protected during the course of construction works. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. <u>Foul and Surface Water Drainage</u> Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. • Reuse • Infiltration • Watercourse • Storm Sewer • Combined Sewer
--	--

Site Visit:	Yes ☒	No ☐
Details: 27 th July 2023.		

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 Hedge End, West End and Botley (HEWEB 70).

Assessment:
The application property is a two-bedroom single storey detached bungalow situated on the north-western edge of Hedge End. The property features an attached garage on one side and a conservatory to the rear. The plot exhibits a trapezoidal shape, and it incorporates a spacious side and rear garden. The surrounding is residential in nature and consists of residential developments dating from the 1980s to the present day. The current application presents an amended version of the previously approved application H/23/95536. The proposed amendments primarily involve alterations to the exterior materials of the host dwelling and approved extensions. Specifically, the roof of the host dwelling is proposed to be changed to composite slate, while the gable end of the front elevation and the roof of the approved side and rear extension are intended to transition from brick to cladding. Additionally, the wall material of the approved side and rear

extensions is proposed to change from brickwork to render and stone panels. Furthermore, the window and door frames will be changed to dark grey UPVC and aluminium.

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.

Character and 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed alteration of materials diverges significantly from the previously approved scheme H/23/95536. The introduction of various new materials has the potential to substantially alter the overall appearance of the original dwelling. However, it is noteworthy that the alterations primarily affect the side and rear elevations, and the front elevation will largely retain its original brickwork. As such, it is considered that the overall visual impact on the street scene is acceptable.
- Moreover, the application property is situated in a secluded location accessed via a narrow road, which limits visibility from the wider surroundings. Therefore, any changes to the front elevation are unlikely to significantly impact the character of the wider area or attract undue attention.

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 current application only proposes changes in exterior materials and does not involve any structural extensions. As such, it is considered that the proposal are unlikely to generate any adverse effects on the residential amenity of neighbouring properties.

Trees and landscaping

- There are a number of significant trees, both on site and on adjacent land, that are subject to Tree Preservation Orders, and which may be impacted by the proposal. Therefore, the Council's Tree Consultant has been consulted as part of this application.
- There are a number of significant trees, both on site and on adjacent land, that are subject to Tree Preservation Orders. However, following consultation with the Council's Tree Consultant, it has been determined that the proposed changes are not expected to result in significant adverse effects on the trees compared to the previously approved scheme H/23/95536. The submitted arboricultural information is sufficient in protecting the retained trees on site. As such, the Tree Consultant has raised no objections to the proposal, subject to the inclusion of appropriate conditions.

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 nature of the proposed alterations will not have any impact on the existing parking arrangement. There are no additional demands placed on parking spaces.

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 ☐

--