

DELEGATED OFFICER REPORT

Application Ref: H/24/97046

Site Address: 6 CEDAR CLOSE, HEDGE END, SOUTHAMPTON, SO30 4FP

Case Officer: Claire Campbell-Best

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

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
PN/24/97025	Prior notification for the construction of a single storey flat-roofed rear extension (depth 4.40m, height to eaves 2.9m and maximum height 3.10m), following removal of existing conservatory	Prior Approval Refused – 11/03/2024 Details – Permitted development rights have been removed from the original planning consent of the dwellinghouse
Z/195/000/00	Car Port	Permit – 22/05/1979

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hedge End Town Council:	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 23/04/2024 – photographs on file		

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:
<u>Site and Surroundings</u> The application site contains a two storey semi-detached dwelling located on the northwestern side of Cedar Close and at the end of a cul-de-sac. The property is set back from the highway by a hardstanding driveway and there is side access to the rear garden

which is fully enclosed by a combination of fencing and hedging. To the rear of the property is a conservatory, the rear garden also contains a car port and outbuilding.

The surrounding area comprises one storey detached and two storey semi-detached dwellings of a similar design and character. Many have been extended over time, particularly at the rear.

Proposal

This application seeks permission to construct a single storey rear extension following the removal of the existing conservatory. The proposed extension would be slightly larger in height and depth than the existing conservatory. The development proposes a flat roof with a height up to 3.1m (2.9m to eaves), a width of 5.7m and a depth of 4.4m. This would be served by fully glazed sliding doors to the rear elevation, an access door to the side (northwest) elevation and 3no. skylights in the roof space. This would be finished in materials that would 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 and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The existing conservatory is tired and in need of repair. The proposed extension would rejuvenate the rear elevation, the use of matching materials would ensure there is cohesion between the new development and the host dwelling.
- The extension would be sited entirely at the rear of the property and as noted the dwelling is located towards the end of a cul-de-sac. As such the extension would not be visible within the public domain and there would be minimal impact upon the street scene.
- The proposal would be in-keeping with the surrounding development within Cedar Close. While it is larger than the existing conservatory, the extension is still considered proportionate and subservient to the host dwelling.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- The neighbour most impacted as a result of the proposal would be the adjoining neighbour to the northeast, no. 7 Cedar Close.
- On the site visit it was noted, no. 7 has been extended quite heavily to the rear; with a one and a half storey extension and a fully glazed conservatory adjoining this extension. The proposed development to no. 6 would not project beyond these extensions and would end just after the one and half storey extension. The extension is not expected to impact upon the outlook and light received to the conservatory to no. 7.
- It was also noted on the site visit, the fencing between the shared boundary is approximately 1.0m in height with some low-level vegetation. As such, there is the potential for overlooking between the glazed conservatory to no. 7 and the fully glazed sliding doors to the proposed extension and into the neighbouring garden. However, when considering the existing relationship, it is accepted that there is already an element of overlooking. The proposed development is not expected to cause such unacceptable overlooking than what is currently experienced and is therefore not considered to harm the amenities of the neighbouring property to a detrimental degree.

- The proposed development is not expected to impact upon the neighbour to the southwest due to the orientation of the properties and good separation distances between the dwellings.

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 ☐