

DELEGATED OFFICER REPORT

Application Ref: H/24/97180

Site Address: 5 BLACKBERRY DRIVE, FAIR OAK, EASTLEIGH, SO50 8RB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and part garage conversion

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 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; Character Area Appraisal for Bishopstoke, Fair Oak and Horton Heath (BIFOHH 40)

Assessment:
The application property is a detached two-storey dwelling situated on a corner plot, with its front elevation facing Blackberry Drive and the side elevation oriented towards Damson Crescent. The property is characterised by brickwork on the ground floor and cream render on the first floor. The surrounding area primarily consists of 1990s to present-day residential dwellings. The current application seeks planning approval for the conversion of an existing attached garage and the addition of a single-storey rear extension. <u>Principle</u> • 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.

Layout, design, and impact upon the character of the area

- 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 garage conversion will involve dividing the space into three distinct parts. The front portion will maintain its function as a garage, albeit primarily serving as a storage area due to its dimensions. Meanwhile, the middle section will be used as a utility room, while the rear portion will be utilised as an office space. The garage door at the front elevation will be retained, the only modifications to the exterior are the addition of a rooflight and the replacement of the existing single rear door with double doors. It is anticipated that the visual impact of these alterations will be minimal, as the only visible change from the public realm will be the new rooflight.
- The single storey rear extension will serve as a dining room and will be positioned to fill the rear void without extending the rear wall of the existing garage. Its modest size and flat roof design are considered to mitigate visibility from the street scene. Furthermore, the use of matching materials will facilitate integration with the original building. Overall, the visual impact of the proposed single storey rear extension is anticipated to be inconspicuous.

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 garage conversion primarily involves changes to the interior use, thus it is not expected to cause any harmful disruptions to adjacent neighbours. Furthermore, the proposed rooflight, due to its height and nature, is not anticipated to result in overlooking issues.
- Given that the existing garage will serve as a buffer between the single storey rear extension and the adjacent neighbour at 4 Blackberry Drive, the proposed rear extension is unlikely to be visible or significantly impact this neighbour. Moreover, due to the property's location on a corner plot, there are no adjacent neighbours on the other side of the boundary, further mitigating any potential impact from the proposed rear extension on neighbouring properties.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

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.
- While the garage conversion will lead to the loss of one parking space, it's important to note that no additional bedrooms will be added by this proposal. Considering the size of the property, which requires only two parking spaces, it is

considered that the existing driveway can adequately accommodate two cars. Therefore, there are no significant highway safety or parking concerns associated with this proposal.

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, 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 ☐