

DELEGATED OFFICER REPORT

Application Ref: H/24/97203

Site Address: 1 DEAN COURT, HEDGE END, SOUTHAMPTON, SO30 4EG

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey side extension

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 objection.		
Ecologist:	There are records of common reptiles, bats, and stag beetles nearby, however this proposal to be built on existing hardstanding is not likely to impact these species.		

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 Hedge End, West End and Botley (HEWEB 36)

Assessment:
The application property is a single-storey detached dwelling situated on a corner plot. This dwelling features a conservatory situated at its side and is equipped with two parking areas, one at the front and another at the side. The surrounding area is residential in nature, characterised by 1960s/1970s developments. The current application seeks planning permission for the construction of a single-storey side extension, intended to replace the existing conservatory.

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 36) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths and continuity in building line.
 - ii) Maintain the predominant brick wall plot boundaries.
 - iii) Maintain a uniformity in building heights within each street.

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 single-storey side extension is designed to have a flat roof and will extend the side wall of the property by approximately 4.0m, serving as a living room. By utilising matching brickwork, the proposed extension can preserve the character of the property while seamlessly integrating with the host dwelling. Moreover, the extension will largely occupy the footprint of the existing conservatory, maintaining a subservient relationship with the host dwelling and ensuring sufficient amenity space on the application site.
- During the site visit, it was observed that the existing conservatory is largely screened by the side boundary treatment, rendering it minimally visible from the street scene. Given this observation and the flat roof design of the proposed extension, it is anticipated that its visibility from public vantage points will be limited, thus preserving the existing street scene.

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.
- Given the single-storey nature of the proposed side extension and its adequate separation distance from neighbouring properties, it is considered unlikely to generate any adverse impacts on nearby residents in terms of loss of light, loss of privacy, or loss of outlook. It is anticipated that the proposed development will maintain the existing level of residential amenity for neighbouring properties.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions

and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- The application site falls within an amber impact risk zone for great crested newts and is situated in close proximity to the Wildern Local Nature Reserve. As such, the council's Ecologist has been consulted as part of the application process. While there are records of common reptiles, bats, and stag beetles in the vicinity, it has been determined that the proposed development, which involves building on existing hardstanding, is unlikely to have a significant impact on these species. Therefore, further ecological or bat surveys are not required.

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.
- As the proposal does not involve the addition of bedrooms, no additional parking space is required as per regulations. Moreover, the site already provides ample parking spaces, and therefore there are no concerns regarding parking provisions.

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 ☐