

DELEGATED OFFICER REPORT

Application Ref: H/24/97152

Site Address: 14 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed Detached Annexe following demolition of existing garage (amended scheme to approval H/22/92653)

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

Planning History?	Yes ☒	No ☐
• H/22/92653 - Convert garage to one bedroom annexe, flat roof extension to rear of garage - Permit - 27/04/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	Councillors had no objection to this application but asked that approval be subject to no subdivision.		
Ecologist:	<u>03/06/2024</u> The updated plans showing the bat and bird boxes are fine. <u>31/05/2024</u> This satisfies the request for drainage to be surveyed and traced, with photos showing the current drainage systems in place. I am now satisfied that the additional surface water drainage required by the annex does not need to be conditioned. As proposed, a new bird box and bat box can be provided on the external walls of the annexe, however their locations must be agreed. A condition is not required if this can be done before determination. <u>17/05/2024</u> Recommended condition: <i>Prior to the start of works drainage survey and tracing must be carried out to determine the location, depth, condition and layout of any existing drainage. A percolation test must be carried out to determine the volume of a new soakaway for the proposed detached annexe. This information, along with a final surface water drainage plan must be submitted and approved by the local planning authority.</i> A biodiversity enhancement plan showing the locations and specifications of enhancements can also be conditioned.		
Southern Water:	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.		

	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
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Site Visit:	Yes ☒	No ☐
Details: 3 rd May 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 Bursledon, Hamble-le-Rice and Hound (BHH 21)

Assessment:
The application property is a single-storey detached dwelling situated within a row of similar detached bungalows on Bridge Close, a cul-de-sac. The property features a front garden, a driveway to the side leading to a detached garage, and a modest rear garden with an existing conservatory. The character of Bridge Close is defined by the consistent style of detached bungalows, with rooflines that gradually step down in accordance with the natural slope towards the entrance of the cul-de-sac. Many properties retain their original chimney pots, and the frontages are bordered by low boundary walls approximately 0.5m in height. The current application seeks planning approval for the demolition of the existing garage and the erection of a detached one-bedroom annexe, measuring approximately 8.9m in depth and 4.1m in width, comprising a living room, shower, and kitchen facilities. Notably, there is an existing, unimplemented permission (H/22/92653) at the application site for a garage conversion with a flat roof extension to the rear of the garage. This permission remains valid, and the site context has not materially changed since its approval. The current proposal is similar to the previously approved scheme, but the proposed annexe is marginally larger by 1.0m in both width and depth. <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. • The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 21) which provides the following guidance on developments and that they should ensure that:

- i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- ii) Retain the wide grass verges.
- iii) Maintain the importance of the central open green space and the associated semi-mature broadleaved tree planting in any new development.
- iv) Maintain the predominant plot widths and continuity in building line.
- v) Maintain a uniformity in building heights within the 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.
- In terms of design, the current scheme involves demolishing the existing garage and constructing a new outbuilding to function as an annexe, featuring a flat roof design with a log burner flue. This approach is considered an improvement over the previously approved scheme (H/22/92653), which involved adding a flat roof extension to the existing pitched roof garage to convert it into an annexe. The new design ensures a more cohesive appearance, avoiding the disjointed look of combining two different roof forms in the annexe.
- The proposed materials, including brick and uPVC window, will match those of the host dwelling, ensuring that the new structure integrates with the existing property. Moreover, the proposed annexe is considered to have a similar appearance to the existing garage and will not stand out visually.
- Although the proposed annexe will be visible to the public, its location set well back from the road and the presence of a long driveway in front will ensure that it is not overly prominent within the street scene. Furthermore, given that the site is situated in a cul-de-sac, the visual impact of the annexe will be limited, reducing its overall presence in the surrounding area.

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 proposed annexe will be detached and equipped with all the necessary facilities, including a bedroom, shower, living room, and kitchen. While it appears suitable for use as a separate residential unit, the agent has confirmed in writing that the annexe will only be used by a relative of the current occupiers of the existing dwelling. To prevent subdivision of the site and minimise impacts on adjacent neighbours, a condition will be imposed to ensure the annexe cannot be sold off, occupied, or used as an independent unit of accommodation.
- Despite the proximity of the proposed annexe to the shared boundary, its single-storey nature and flat roof design ensure that it will not adversely impact the amenity of neighbouring properties in terms of being overbearing, causing loss of light, or leading to overlooking. Furthermore, as the annexe will largely occupy the footprint of the existing garage, it is anticipated that the adjacent neighbours, already familiar with an outbuilding along the boundary, will not experience significant changes or disturbances.

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 is located in a green impact zone for great crested newts, and there are nearby records of bats, stag beetles, and hedgehogs. Consequently, the Council's Ecologist has been consulted as part of the application process. After reviewing the site photos, the Ecologist advised that there is no visible habitat for protected species. However, a surface water drainage plan is required.
- The surface water drainage plan and biodiversity proposals have been submitted and reviewed by the Ecologist prior to determination. No further conditions are required.

Trees and landscaping

- Whilst there is tree subject to Tree Preservation Orders situated to the rear of the application property, there are no significant trees within close proximity of the proposed development 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.
- The proposed annexe may require an additional parking space. However, according to the Supplementary Planning Document (SPD) requirements, a maximum of three off-street parking spaces is sufficient. It was noted from the site visit that the existing driveway has the capacity to accommodate three cars. Therefore, there are no concerns regarding parking provision at this site.

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 ☐