

DELEGATED OFFICER REPORT

Application Ref: H/24/97267

Site Address: 18 MAIDMAN PLACE, HEDGE END, SOUTHAMPTON, SO30 4DE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Part conversion of garage to habitable space and single storey rear extension

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

Planning History?	Yes ☒	No ☐
• LDC/24/96972 - Lawful Development Certificate for Proposed Use or Development: Construction of single storey extension to domestic dwelling - CLOPUD - Certificate Not Issued - 05/04/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	Object also noting that the previous application was refused.		
Tree Consultant:	Raise no arboricultural objection to the proposal.		

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 Appraisals.

Assessment:
The application property is a two-storey detached dwelling situated on a corner plot, with its front elevation facing Maidman Place and the side elevation facing Hedge End Way. The property forms part of a relatively new housing estate. The application seeks planning permission for the construction of a single-storey rear extension, intended to accommodate a dining area, alongside the conversion of the rear portion of the existing garage into a utility room and study. It should be highlighted that there is a condition outlined in F/15/76804, which imposes restrictions on the use of the garage, specifically prohibiting its utilisation for living accommodation, business, commercial, or industrial

purposes, and controlling its sole use for parking private motor vehicles in association with the residential function of the property.

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.

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 rear extension measures approximately 3.0m in depth and 5.4m in width, representing a modest addition that will integrate well with the existing structure. Despite its rear placement, the extension will remain visible from Hedge End Way. However, its pitched roof design and use of matching materials with the host dwelling are expected to ensure that the extension blends inconspicuously into the street scene.
- During the site visit, it was observed that the neighbouring property at 17 Maidman Place features a similar rear extension, indicating that the proposed development will harmonise with the established character of the area, thereby mitigating any potential visual disruption.
- Although there is a condition imposed in the previous application (F/15/76804) to restrict the use of the garage, it was noted from the submitted drawings that the current garage no longer serves as a parking space. Given that the proposed conversion solely targets the rear portion of the garage and maintains the unchanged front elevation, thereby preserving the street scene, the proposed partial garage conversion is considered acceptable. It is anticipated to have no detrimental visual impact on 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 single-storey rear extension will not extend up to the shared boundary with 17 Maidman Place, and there is no neighbouring property on the other side of the boundary. As such, it is not considered that the proposed extension will result in any adverse impacts on neighbouring properties in terms of overshadowing, loss of privacy, or loss of outlook. The proposed design ensures adequate distance from neighbouring boundaries, mitigating any potential concerns regarding residential amenity.
- It is noted from the submitted floor plan that the rear portion of the exiting garage is already being utilised as a utility room. Therefore, the proposal to divide the rear portion of the garage into two parts, allocating space for both a utility room and a study, is unlikely to significantly alter the neighbouring environment. Additionally, the inclusion of ground floor window on the side elevation will solely face towards the flank wall of the adjacent neighbour, mitigating any concerns of overlooking.

Trees and landscaping

- The application site falls within an area protected by Tree Preservation Orders, but it is noteworthy that the council's Tree Consultant has raised no arboricultural objection to the proposal, indicating that the proposed development will have no harmful impacts on the trees located on the site.

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 acknowledging the condition outlined in F/15/76804, aimed at ensuring adequate on-site parking provision for highway safety, it is noted that the existing garage no longer serves as a parking space. Furthermore, the proposed single-storey rear extension is not an extra bedroom to the application property, thus not requiring additional parking space. As such, it is considered that the current parking arrangement will remain unaffected by the proposed development.

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 ☐