

DELEGATED OFFICER REPORT

Application Ref: X/24/97095

Site Address: 1 HOME FARM, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Variation of condition 1 of planning permission H/23/95499 - amend the roof design of the approved garage

Particular Site Constraints?	Yes ☒	No ☐
• Outside of Urban Edge – Countryside • Strategic Gap • Solent Disturbance Mitigation Zone		

Planning History?	Yes ☒	No ☐
• H/23/95499 - Garage conversion, single-storey flat roof side extension, and a new flat roof double garage attached to the side extension (AMENDED DESCRIPTION) - Permit - 06/12/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was raised regarding the application. The neighbour expressed concerns that the proposed development would significantly encroach on their property and adversely affect their privacy, sunlight, views, and overall enjoyment. Specific issues include a sense of enclosure, loss of sunlight resulting in garden problems, obstruction of views, reduction in property value, and a detrimental impact on the character and spaciousness of the neighbourhood.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: No site visit was conducted specifically for this application. However, a site visit was carried out as part of the previous application on 20 th September 2023. The agent has also provided the most recent photographs to confirm that there have been no significant material changes to the application site or the surrounding area since the determination of the last application.		

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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application property is a detached dwelling, positioned as the first dwelling on the right upon entering Home Farm. Home Farm is a relatively newly established road that comprises 14 dwellings of varying styles and sizes. This application seeks to vary condition 1 of planning permission (H/23/95499) to modify the roof design of the approved garage. The original permission approved a garage with a flat roof, matching the single-storey side extension, at a height of 2.7m. The current proposal suggests replacing the flat roof with a flat-topped hipped roof. The revised design maintains a height of 2.7m to the eaves and reaches a maximum height of 4.1m at the roof pitch. It has been confirmed by the agent in writing that there will be no additional floor space within the proposed roof. This assessment will focus on whether the additional roof height, form, and bulk compared to the approved flat roof will materially impact the adjacent neighbour to such an extent that the proposal would warrant a refusal.

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

Character and Design

- 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, although the proposed roof form does not integrate seamlessly with the approved single-storey side extension, it is considered that it will harmonise with the character of the host dwelling, which features hipped roof elements. In the wider street scene, the proposed roof alteration is not considered to appear as an incongruous feature.

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 primary concern regarding this proposal is whether the additional roof height and bulk will adversely impact the amenity of the nearest neighbour at 3 Home Farm. It is assessed that, given the garage is angled away from the shared boundary and not aligned with it, and primarily faces the flank elevation of the neighbour's house, which lacks any windows on that side, the additional roof bulk is unlikely to significantly diminish the neighbour's light, outlook, or privacy. Therefore, it is considered that the proposed changes do not warrant a refusal based on residential amenity grounds.
- In terms of overshadowing, it is acknowledged that the neighbour's garden is north-facing, so their main house already shadows much of the garden for a significant part of the day. The overshadowing report submitted by the applicant

further demonstrates that the proposed development will not reduce daylight to the neighbour's garden to a level that would be considered unacceptable in planning terms.

- The additional bulk and height of the proposed roof form are primarily for aesthetic improvement rather than providing additional roof space and therefore are not expected to cause any disturbance to the adjacent neighbour.

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 ☐