

DELEGATED OFFICER REPORT

Application Ref: H/24/97004

Site Address: 15 WYLYE CLOSE, WEST END, SOUTHAMPTON, SO18 3LF

Case Officer: Claire Campbell-Best

Description: Retention of cladding to the top half of the front elevation of the property and 1.5m to the top half of both side elevations.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference Number	Description	Decision
F/16/79457	Single storey side and rear extension, following demolition of existing conservatory	Permit – 27/02/2017

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One neighbour objection letter received from 14 Wyllye Close (summarised): - Garage to property has been converted and not shown on the plans. - Cladding was installed without permission. - Cladding is an eyesore and does not fit in with the rest of the close. <u>LPA Comments</u> The garage has been converted into habitable accommodation which is ancillary to the dwelling. This conversion has been carried out via the applicant's permitted development rights and does not require formal planning permission. The applicant has confirmed while the garage has been converted, the garage door remains and is closed at nighttime for security purposes.		
West End Parish Council:	No comments received		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/06/24 – Photographs on file		

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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:Site and Proposal

The application site comprises a detached two storey dwelling located on the northwestern side of Wyllye Close with an attached garage to the northern elevation. The house is positioned in a cul-de-sac layout. The area is predominantly residential in character and the site forms part of an estate style development. As such, the surrounding properties are of a similar age, style and palette of materials (facing brickwork).

This application seeks retention for composite weatherboard cladding in anthracite grey to the first floor principal elevation extending partially to both side elevations, also at first floor level.

The cladding is currently subject to an Enforcement Appeal where it was determined by The Planning Inspectorate the cladding does not comply with Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and formal planning permission is required for this cladding. As such, it was concluded either the cladding is removed or a planning application seeking retention is submitted.

Principle

The application site falls with the urban edge, whereby alterations or extension to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following conditions listed below.

Character and Appearance

Wyllye Close is a small cul-de-sac where the prevailing character of the dwellings is predominantly facing brickwork with white uPVC fenestration resulting in a fairly uniform appearance between the dwellings.

The application site deviates from this prevailing character; this includes the cladding and the windows and doors which are the same colour as the cladding (anthracite grey). There are no examples of cladding within Wyllye Close or the nearby surrounding area, however, brown uPVC windows are found within the close.

While the cladding is not prevalent within the locality, the cladding to the property is mostly located to the first floor principal elevation and does not extend to all elevations to the property. The grey windows and doors help to blend the cladding into the property and whilst the principal elevation to the property is different to the others in the surrounding area it is not considered to be visually harmful.

During the site visit, it was noted that while the property is noticeable within Wyllye Close (a no-through road), the cladding is somewhat muted in the surrounding roads (Townhill Way and Arun Road) and not overly dominant within the locality.

As such, it is concluded the cladding while different, does not result in an unacceptable visually harmful appearance within the street scene and is considered acceptable.

Residential Amenity

Due to the nature of the type of development, the cladding is not considered to impact upon the nearby neighbours negatively. Therefore, the development accords with

guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other Material Considerations

There will be no adverse impact upon trees or other natural features worthy of retention.

There are no likely significant impacts on the SPA.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐