

DELEGATED OFFICER REPORT

Application Ref: H/24/97353

Site Address: 3 PRIMROSE CLOSE, HEDGE END, SOUTHAMPTON, SO30 0LL

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extensions following removal of existing rear reception room and partial garage conversion

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Southern Water Services 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Neighbour objection from 2 Primrose Close (summarised): - Daylight would be restricted to the kitchen and bathroom windows as a result of the side extension. - No access to our canopy roof for repairs/cleaning. - Side extension would be more acceptable if it were set in further from the southern boundary. - No window should be constructed in the side extension facing no. 2. <u>LPA Comments</u> The comment regarding the access to the existing canopy roof is not a planning matter. The issue regarding maintenance is a civil matter that would need to be agreed by the applicant and the neighbour. The other points raised will be covered in the assessment section of this report.		
Hedge End Town Council:	No objection		
Ecology:	<u>Comments on review of site photos received 18/06/24:</u> I have reviewed the site visit photos. The areas affected by the proposal are currently paved. I don't see any potential bat roost features or areas which would provide habitat for other protected species. Surveys are not required. There appear to be some rain gutters on the existing car port which are not connected into the surface water drainage system. A surface water drainage plan will be required to demonstrate that all drainage is accounted for by the current system. This can be conditioned if necessary. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works		

	<u>Original comments received 23/05/24:</u> This site is in a green impact risk zone for great crested newts. There are records of slow worms, bats, stag beetles and hedgehogs nearby. To determine whether any surveys are required I need to review close-up photos of any areas of the house, garage and garden which would be affected by the proposal.
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/06/24 – 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:
<u>Site and Surroundings</u> The application site contains a detached one storey bungalow located on the southwestern side of Primrose Close, towards the end of a cul-de-sac. The bungalow has an attached single garage to the southeastern elevation, a hardstanding driveway and garden to the front and a fully enclosed garden to the rear. The surrounding area is residential in nature and features bungalows of a similar character and design. <u>Proposal</u> This application seeks approval for a wraparound single storey side and rear extension as well as a partial garage conversion. The single storey side extension is set slightly in from the shared neighbouring boundary and would adjoin the existing garage, wrapping around the southwestern corner of the host dwelling. The side element would measure approximately 9.6m in depth (incorporating the rear element), a width of 2.4m and a maximum height of 2.5m. The rear element would measure approximately 3m in depth from the rear wall of the property, it would have a width of 9.4m (incorporating the side element) and a maximum height of 2.5m. This would be finished in white render and black uPVC fenestration. The proposals would allow for an open plan kitchen/lounge/dining area and a separate utility room to the rear of the property served by 2no. windows and bi-fold doors to the rear elevation and a fourth bedroom and en-suite towards the front of the property. Bedrooms three and four would be served by rooflights. <u>Principle</u> The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in

principle, however, would be subject to the following considerations listed in the report below.

It is also noted similar single storey extensions to the side and rear could be constructed via the applicant's permitted development rights and as such, forms a material consideration upon the assessment of this application.

Design and Character

- The design of the single storey side and rear extension and partial garage conversion is suited to the host dwelling in terms of its form, scale and appearance. The slight setting back of the side extension and its flat roof form would aid in perceived overbearing.
- The internal layout of the proposal would result in two of the bedrooms being served by rooflights only. While this is not ideal with regards to outlook for the occupants of the property, the rooflights appear to be reasonably sized and on balance would receive plenty of light during the day and therefore would be acceptable as habitable rooms in this instance.
- The majority of the development would not be visible from the street scene as it would be screened by the host dwelling itself and the existing garage, which despite the conversion will not alter the principal elevation of the property. The single storey nature ensures the development would be subservient and proportionate to the host dwelling.
- Numerous properties within Primrose Close have been extended to the rear and there are some examples of structures to side elevations (garages and carports). Therefore, it is considered the proposal would be in keeping with the surrounding area.
- The proposed materials (white render and black uPVC windows) would be introduced to the host dwelling, resulting in a contemporary appearance to the proposed extensions. White render is seen within the locality, however as the proposals would mainly be screened from the public realm, the new materials are not considered to harm the appearance of the property or that of the street scene.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain with the development in place.

Residential Amenity

- The neighbours most impacted as a result of the development would be the immediate neighbours either side of the site, nos. 2 and 4 Primrose Close.
- Impact on no. 4:
The occupiers at no. 4 are to the northwest of the site. This property has a rear conservatory that extends slightly further than the proposed rear extension. There would be an approximate separation distance of 4.5m between this conservatory and rear extension as well as a 2m fence along the shared boundary. Therefore, the rear extension is not expected to impact this neighbour with regards to their outlook, light or privacy. The side element and garage conversion are not expected to impact upon these neighbours as this element is to the south and positioned away from this neighbour.
- Impact on no. 2:
The neighbour at no. 2 has raised concerns the side element of the extension would impact upon their light and outlook received to their kitchen and bathroom windows which are situated in the side (northwest) elevation facing the application site. No. 2 is positioned to the south of the site and there is a carport that almost spans the depth of the property along the northwestern elevation.

A site visit was made to the property, and it was noted this carport blocks any views from these windows and to some extent the light. The positioning of the

windows to the northwest is also noted and it must be acknowledged the amount of light received to these windows is already impacted upon due to this.

While the concern from the neighbour is acknowledged, the following considerations must be taken into account; the kitchen and bathroom in planning terms are considered a non-habitable rooms, the windows are north-facing, the existing carport slightly impacts on the light received and the proposed side extension could be constructed without any formal planning consent.

With these factors considered, it is concluded that on balance, it would be unreasonable to refuse the application as the proposal would not unacceptably harm the amount of light received to this room. The rear extension does extend beyond the rear built line of no.2 but only marginally and is not expected to impact upon the light and outlook of the rear facing windows to these neighbours.

The neighbours at no. 2 have also raised concerns that there should be no side facing windows to the proposed side extension as this would cause overlooking and privacy concerns. A condition prohibiting the installation of windows to the southern elevation will be applied to the decision notice.

- In summary and to conclude, 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.

Highways Safety and Parking

- The proposals would result in an additional bedroom and the loss of a parking space due to the garage conversion. A four-bedroomed property requires 3no. off street parking spaces as set out in the residential Parking Standards SPD.
- Whilst no parking plan has been submitted as part of this application, it is noted the front garden could be further utilised for parking under the applicant's permitted development rights. Therefore, owed to the existing driveway and front garden, it is considered there is sufficient space for the require off-street parking. A condition will be applied to ensure the required parking has been provided to the front of the site in order to ensure adequate parking provision and for the purpose of highway safety.

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: On balance, due to the abovementioned considerations, this application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐