

DELEGATED OFFICER REPORT

Application Ref: H/24/97370

Site Address: 12 OAK VALE, WEST END, SOUTHAMPTON, SO30 3SF

Case Officer: Alexandra Stone

Description: Conversion of existing garage into annexe with extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul & Surface Water		

Planning History?	Yes ☒	No ☐
Z/15995/010/00 – Permit – 22/10/1991 Construction of 40 detached dwellings with garages and associated roads, footpaths and landscaping		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 27/06/2024		

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:
<u>Principle</u> The application is for the conversion of the existing garage with the addition of a single storey rear extension to the rear. The rear extension will measure approximately 6m by 4.7m. • The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u> The application site is situated to the East of Oak Vale to the South of Allington Lane. The dwelling is a 6no. bedroom detached dwelling with detached double garage and large front drive suitable for at least 3no. vehicles. The proposals include the conversion of the garage to annexe, with a single storey rear extension to enlarge the kitchen/ living area.

From the highway, the alteration to the front shutters of the garage to 2no. windows are considered to be a minor alteration and would likely remain unnoticed within the larger streetscene.

The single storey extension is subservient to the detached garage, is of flat roof and modest in size.

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential amenity

Due to the size of the dwelling, the onsite allocated parking required would be 3no. space. 4+ bedroom dwelling. The property benefits from a large driveway with ample space for the required parking spaces.

The proposed windows to front elevations would overlook the public realm therefore expected and accepted.

- 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.
- The design and layout respects the character and appearance of the locality.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...