

DELEGATED OFFICER REPORT

Application Ref: H/24/97430

Site Address: 16 BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AN

Case Officer: Rebecca Altman

Description: Extension and conversion of detached garage to create self-contained annex (amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • BHH Character Area 21 • SINC to rear of site (Land north of Bridge Road) • TPO area rear of site • Foul sewer crosses rear of site		

Planning History?	Yes ☒	No ☐
• Z/32490/001/00 – construction of detached garage – permitted 29/10/1992 • Z/32490/000/00 – single storey rear extension – permitted 13/04/1992		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Bursledon Parish Council:	No objection subject to a condition of no subletting.		
Ecologist:	The site photographs confirm limited potential for bats to be present within the garage. No objection, but recommend an informative is added to the decision to explain the procedure should bats be found. <i>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</i>		
Southern Water:	It would appear that the developer is intending to build over a public foul sewer that is crossing the site. This is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size, depth and condition. Recommend condition for protection of drainage apparatus. Informative: <i>The conditions and application associated with the build-over of a public sewer are available at Southern Water's Get Connected Service: Home (southernwater.co.uk)</i> <i>Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home (southernwater.co.uk).</i>		

Site Visit:	Yes ☒	No ☐
Details: 12 June 2024 – photographs on file.		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036. The most relevant policies are DM1, DM11 and DM14.

Supplementary Planning Documents:

Bursledon, Hamble and Hound (BHH) Character Area 21. Guidance for new development:

- Maintain predominant orientation of ridgelines in existing development relative to the slope;
- Retain wide grass verges;
- Maintain importance of central open green space and associated tree planting;
- Maintain predominant plot widths and continuity in building line;
- Maintain uniformity in building heights within the street.

Assessment:**Site and proposal**

The application relates to a detached bungalow located on the north-east side of Bridge Close. The property has a driveway and parking area to the front and there is a detached garage set back from the house, adjacent to the north-west site boundary. There is also a flat roofed dog pen structure attached to the rear of the garage. The rear garden backs onto the Land north of Bridge Road Site of Importance for Nature Conservation (SINC), and the site lies within the BHH Character Area 21.

Planning permission is sought for an extension to the existing detached garage, to create a single-storey annex. The annex would accommodate a bedroom, living room, bathroom and kitchen/diner and would be for occupation by an elderly relative. The plans also show a store area, which the applicant has confirmed would be used as a utility room for the occupants of the house and annex. Access to the annex would be via the existing driveway to the side of the bungalow.

The existing garage measures 5.69m in depth, 3.38m in width and 3.9m in height to pitch (2.3m to eaves). There is also a dog pen structure to the rear of the garage, and the total depth of the garage and dog pen is approximately 10m. The proposed annex would have a depth of 9.47m, a maximum width of 6.5m and a pitch height of up to 4.8m (2.45m to eaves).

Principle of the proposal

The proposal to extend the existing garage is acceptable in principle in accordance with Policies DM1 and DM23 of the Local Plan. The extended building would incorporate all the facilities associated with a separate dwelling but is intended to be used as an annex for an elderly relative of the applicant. It would be capable of being accessed separately from the side driveway of the existing dwelling, but would share the garden space and a utility area with the main dwelling occupants. Provided that a condition is imposed to restrict the use to that of an annex and to not allow sub-division as a private dwelling, the principle of the proposal is considered acceptable.

Design and appearance

Whilst the new annex building would be larger than the existing garage in both width and height, it would remain set back within the rear garden and would not be visually prominent from the street frontage. The roof height would remain lower than the height of the main dwelling roof and would maintain a subservient appearance. Materials would

comprise red brick for the walls and concrete tiles for the roof, to match the main dwelling and create a harmonious appearance. Overall, the design is considered appropriate in relation to the existing building and surrounding area in accordance with Policy DM1 of the Local Plan.

Residential amenity

The annex would be located adjacent to the north-west boundary of the site, bordering No.15 Bridge Close. During the site visit, access was gained to the rear garden of No.15 to assess the impact of the proposal. No.15 has an outbuilding abutting the south-east boundary of their rear garden, which is of a similar depth to the proposed annex. Whilst the annex would have a taller roof, it would be pitched and sloped away from the neighbouring boundary which would minimise its visual bulk. Due to the presence of the outbuilding at No.15, it is not considered that the development would result in an adverse impact on the amenities of these neighbours in terms of loss of outlook or light. There are no side windows or rooflights proposed to face No.15, therefore ensuring no loss of privacy.

The next nearest neighbouring property is No.17 Bridge Close to the south. Having regard to the separation distance between the annex and boundary with No.17, and the presence of existing boundary fencing, the proposal is not considered to result in any adverse impacts on the amenity of these neighbours in terms of loss of outlook, light or privacy.

Parking

The property has a driveway and paved parking area to its frontage, which can accommodate around 3 cars. The existing bungalow has 2 bedrooms and the annex would increase the number of bedrooms on the site to 3. In accordance with the Council's Adopted Parking Standards, a 3-bedroom property requires 2 parking spaces, therefore the existing parking arrangements are satisfactory for 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: The proposed extension and conversion of the garage to an annex is acceptable in terms of design and would have no adverse impacts on the amenities of neighbouring residents. The site has adequate parking and subject to a condition to ensure that the building remains ancillary to the main dwelling, the proposal is considered acceptable.

Recommendation:

PERMIT ☒

REFUSE ☐

Plans:

TQRQM24136103320119 – Site Plan
 A401 – Site Plan Existing and Proposed
 A403 – Existing Location Plan
 A405 – Proposed Location Plan
 A406 – Proposed with Existing Overlay
 A101 – Existing Ground Floor
 A102 – Proposed Ground Floor
 A201 – Existing Elevations Front and Rear
 A202 – Existing Elevations SE and NW
 A203 – Proposed Elevations Front and Rear
 A204 – Proposed Elevations SE and NW
 A901 – 3D Layouts

Prior to commencement of the development hereby permitted, details of measures for the protection of public sewers shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of public sewers in accordance with Policy DM6 of the Eastleigh Borough Local Plan 2016-2036.

Southern Water Informative:

The conditions and application associated with the build-over of a public sewer are available at Southern Water's Get Connected Service: [Home \(southernwater.co.uk\)](http://southernwater.co.uk)

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: [Home \(southernwater.co.uk\)](http://southernwater.co.uk).

Please refer to Southern Water's consultation response for further advice.

Ecology informative:

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>