

DELEGATED OFFICER REPORT

Application Ref: H/24/97428

Site Address: 7 STUBBS DROVE, HEDGE END, SOUTHAMPTON, SO30 0FU

Case Officer: Claire Campbell-Best

Description: Conversion and single storey extension to existing garage and addition of single storey rear extension to replace existing conservatory (Revised scheme approved under H/22/92355)(Retrospective Application)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge TPO Trees (at rear of garden)		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/22/92355	Conversion and single storey extension to existing garage and addition of single storey rear extension to replace existing conservatory	Permit – 00/00/00
F/06/57317	Single storey extension to existing conservatory	Permit – 08/02/2006
Various tree applications – none of which are directly relevant to the current application.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Letter of objection received from 8 Willow Close (summarised): • Visually obtrusive • Loss of light to garden • Overdevelopment • Solar panels have been installed on roofslope to garage conversion and have a glare effect into garden and rear windows <u>Local Planning Authority Response</u> The solar panels have been installed via the occupants permitted development rights. This is set at national government level; local authorities have no control over this and cannot insist the solar panels are removed or relocated. The other points raised in the objection are covered in the assessment below.		
Hedge End Town Council:	No Objection		
Ecology:	No objection – The previous application was permitted in March 2022 without ecology surveys, conditions or informatives. Since this is a retrospective application the only additional response I can provide is that biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF paragraph 180. A bat box may be appropriate for this building and flowering plants to attract pollinators should be added to the garden.		
Trees:	No objection – Despite the presence of TPO trees to the rear of the application property, no significant trees are located within influencing distance of the proposed development area.		
Southern Water Services:	General advice given.		
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: <u>Site and Proposal</u> The application relates to a detached chalet bungalow with front and rear dormer windows located on the southwestern side of Stubbs Drove. Planning permission was granted in 2022 for a single storey extension to an existing garage along with its conversion into an annex for a disabled relative and a single storey rear extension to replace an existing conservatory. These works have been undertaken but with some differences due to a slight discrepancy with the approved plans. The current application seeks to authorise the scheme as built. The main differences between the plans previously approved are as follows: - The depth of the converted garage and extension has an increased depth of 12.8m (a 1.0m increase from the approved plans); - A decrease in height of the converted garage and extension from 4.3m to 3.6m (to the ridge) and 2.9m to 2.2m (to the eaves); - Insertion of 2no. rooflights to the northern roofslope of the converted garage and extension; - A shallower pitched roof to the single storey rear extension resulting in a decrease in maximum height from 4.0m to 3.0m and a decrease in eaves height from 3.1m to 2.5m; - Reduction in rooflights from four to two in the roofspace to the single storey rear extension; - Reduction in glazing to the rear elevation of the single storey rear extension; - Omission of front and rear rooflights as proposed on the approved plans to the roofslope of the host dwelling. It has also been noted that the garage conversion has had solar panels installed along the southern roof slope. This has been carried out under the applicant's permitted development rights and formal planning consent is not required. <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 below. <u>Character and Appearance</u>
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- The amendments have not significantly altered the appearance of the garage extension/conversion and the single storey rear extension from that which was approved.
- It is acknowledged the garage conversion/extension is longer in depth by 1.0m (due to slightly inaccurate placement of the garage on the approved plans). The rear of the extension is not longer as a result of the revised scheme, as such the existing elevational plans in this application show the space between the existing garage and host dwelling is actually greater (1.8m from 0.7m) when compared to the previous application's elevation plans which accounts for the depth increase. Furthermore, the decrease in the height to the garage conversion is welcomed as this reduces any perceived overbearing, however it is noted the majority of the garage conversion is not visible from the street scene as it is positioned to the side of the host dwelling.
- The addition of rooflights to the garage conversion is considered acceptable and would allow for more light to enter into the annex. Additionally, the reduced glazing to the rear elevation of the single storey extension and omission of rooflights to the host dwelling is also considered acceptable.
- The scheme has been finished in materials that match the host dwelling, respecting the character and appearance of the locality.

Residential Amenity

- In the previous report for the approved planning permission, the Officer concluded the garage conversion would be set in slightly from the southern side boundary and although the roofline would be visible from the dwellings at nos. 8 and 9 Willow Close, the garage conversion was not considered to have an acceptable impact on their residential amenity in terms of privacy, light or outlook as the majority of the structure would be screened by the fencing and hedging/trees lining this boundary. As noted, the garage conversion has reduced in height and therefore, it is concluded there would be no adverse impact to the neighbouring amenity.
- With regard to the rooflights that have been inserted into the northern roofslope of the garage conversion; these are above head height and would not generate any overlooking or loss of privacy concerns with the neighbours north of the site (Ralston).
- The single storey rear extension and its revision to the glazing to the rear elevation is not considered to have a significant additional impact on residential amenity when compared to the existing conservatory it replaced.
- In summary, the development accords with guidance set out in the 'Quality Places' SPD.

Other Considerations

- The dwelling is set in a large plot and retains sufficient amenity space and provides sufficient parking on its frontage. As such, the proposal would not be an overdevelopment of the site of the site.
- The converted/extended garage forms an annex which is created to the main house by an internal door and will share a parking and garden area with the host dwelling and will operate as part of the main dwelling. A condition will be imposed to ensure that the annex does not become an independent residential unit.
- 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 ☐