

DELEGATED OFFICER REPORT

Application Ref: H/24/96960

Site Address: 1 Kingsmill Drive, Fair Oak, Eastleigh, SO50 7QE

Case Officer: Alexandra Stone

Description: Proposed Single Storey Extension to Garage and Garage Conversion (including alterations to ground level).

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Countryside (east & west) - Minerals (east) - SINC (west) - Public Open Space (west)		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>3no. objections, from 2no. addresses:</u> 1. Imposing on neighbouring property, blocking light to the garden late afternoon. Concerns regarding property value. 2. Would like plans with measurements. Concerned about overlooking. 3. Existing garage overshadows garden, concerned extension would exacerbate this. Visually intrusive and oppressive. Flat roof would be more acceptable.		
Parish Council:	No objection.		
EBC Ecology:	The proposal will extend the house to cover most of the available garden space. from the aerial photos of the site available on google maps, this appears to be a new build on a previously cleared plot, so I don't think there are likely to be any protected species on site. there are records of bats nearby. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate enhancements and could be added to the main house. The garden could also be enhanced with plants for pollinators, especially night flowering scented plants.		
Suez Recycling & Recovery:	Given the proximity of landfill to this housing development I would strongly recommend that you check what ground gas protection measures were required in the planning conditions for construction of the houses and replicate those requirements for any further permissions granted for enclosed structures such as garages.		
EBC Contaminated Land:	Additional information was received regarding how the ground gas risk would be addressed. The Pollution Control Officer has requested a report which would need to be submitted prior to the development being bought into use, to confirm ground gas mitigation measures have been implemented fully.		

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

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).

Supplementary Planning Documents:

Quality Places; and Residential Parking Standards.

Site Visit	Yes ☒	No ☐
19 April 2024.		

Assessment:

Site & Surroundings

The application site comprises a two-storey detached dwellinghouse. The dwelling is situated to the east of Knowle Lane on a corner plot. It is constructed of red facing brick work, white upvc fenestration and a pitched tiled roof. The driveway is situated to the east, where there is also a detached garage. The dwelling is within a relatively new housing estate whereby the properties are uniform in terms of their design with a cohesive material palette.

Proposal

The application proposes a single storey extension to the existing garage which would project 3.5m from the rear elevation, spanning a width of 5.5m with an overall height of 4m and an eaves height of 2.5m. The proposals also include a partial garage conversion.

Principle

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.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposed extension would be of a modest size, adjoining to the existing garage, extending into the external amenity area. The proposed extension would be lower in height when compared to the existing garage, but would have matching eaves. This element would also be constructed in materials to match the host dwelling. Due to the siting of the host dwelling, there is potential for this element to be seen from public vantage points. However, as a result of the matching materials and modest dimensions this is not considered to be harmful. Ultimately, the proposals are considered to be acceptable in accordance with Policy DM1.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the nature and siting of the proposals, the 2no. properties which are likely to be impacted are no.3 and no.29 Kingsmill Drive.

Starting with no.3, the proposed extension would effectively extend the whole length of the shared western boundary. Whilst it is noted that this is not an ideal/ neighbourly relationship, as a result of the modest height dimensions the proposals are not considered to result in any adverse harm.

No.29 is located to the north of the application site. The proposed extension would be slightly set in from this shared boundary. As a result of the modest dimensions the proposals are not considered to result in an adverse impact upon the amenities of this neighbouring property.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application site comprises a 4no. bedroom dwelling. The Council's SPD sets out that 4no. bedroom dwellings require 3no. off-street parking provisions. Whilst the proposals would result in the loss of part of the garage, the submitted plans (002 rev A) show that 3no. vehicles could be accommodated of the existing driveway. Therefore and despite the loss of part of the garage, the parking provisions can be achieved on site and are therefore in accordance with Policies and SPD.

Contaminated Land

Policy DM8 of the Eastleigh Borough Local Plan (2016-2036) stipulates that development will not be permitted if it is likely to cause loss of amenity of impact upon public health or other unacceptable environmental impacts; including land contamination.

Due to the siting of the dwelling near a former landfill, the Council's Contaminated Land Officer has been consulted. Originally they raised an objection due to the lack of information provided. Following the receipt of additional information (dated 7/7/2024) the Pollution Officer is now satisfied that the ground gas risk has been addressed subject to condition.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 Councils 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 and development plan 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 Local Plan, as is an assessment of climate impacts.

Conclusion:

The application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐