

DELEGATED OFFICER REPORT

Application Ref: H/24/97241

Site Address: 23 HARDWICKE WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of a double-storey rear extension and erection of an outbuilding comprising of a carport, garage and study.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received regarding the application. The neighbour has expressed concerns that the proposed two-storey rear extension will lead to a loss of privacy and overlooking issues. Additionally, they claim that the proposed development would exceed 50% of the original curtilage of the house. They have also questioned the accuracy of the submitted drawings, stating that they are not to scale and that the details of the trees are incorrect. Lastly, the neighbour raised concerns about the proximity of the proposed development to their boundary, which they believe will devalue their property.		
Parish Council:	No comments were received.		
Ecologist:	The additional photos show that there are no gaps in the soffits. The precautionary working method statement is very good, I would just suggest a few additions.		
Southern Water:	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: 16 th May 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 39)

Assessment:

The application property is a two-storey, semi-detached, three-bedroom dwelling located on the western edge of Hamble. It is situated on a trapezium-shaped plot, which features a narrower frontage and a considerably wider rear. Currently, a shed is located along the eastern boundary of the property. The immediate surroundings are residential in nature, predominantly comprising similar semi-detached dwellings.

Proposal and background

The application seeks planning approval for the addition of a two-storey extension to the rear of the property. The proposed extension is not entirely two-storey; the first-floor level will protrude out from the rear wall by 2.0m, while the ground floor level will extend beyond the rear wall by 4.3m. Additionally, the proposal includes the construction of an outbuilding along the eastern boundary, comprising a carport, workshop/garage, WC, and study room. To facilitate this development, the existing shed will be demolished.

The principle of the proposal is considered acceptable. However, to mitigate any potential impacts on neighbouring properties, the agent has agreed to improve the design. This includes reducing the depth of the first-floor element of the two-storey rear extension and lowering the height and reducing the length of the outbuilding. These amendments are deemed to be improvements that will not affect neighbouring amenities and therefore did not require a re-consultation with neighbours.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

Layout, design, and impact upon the character of the area

- 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The application property is situated at the turning end of a cul-de-sac, making it a relatively prominent location. Any alterations to the front and side of the property will be highly visible from Hardwicke Way and have the potential to affect the street

scene. This application proposes a significant outbuilding to be built on the side of the property, raising concerns about its impact on the character of the area and the street scene. However, it was noted during the site visit that many properties within Hardwicke Way feature side additions such as garages, sheds, and side extensions. Therefore, the proposed outbuilding located to the side of the property is not expected to appear as an alien feature within the street scene.

- Additionally, the outbuilding will not be flush with the principal wall of the main house, making it visually unobtrusive from the street scene. The front portion of the outbuilding will be an open carport, which will help the proposed outbuilding appear lighter and will not reduce the sense of openness.
- It is acknowledged that the proposed outbuilding will be substantial, measuring approximately 3.5m in width and 16m in length, including the open carport. This raises concerns about the potential overdevelopment of the site. However, the application site features a long garden, and the side and rear of the site are quite wide. This shape and size of the plot can accommodate an outbuilding of this size while maintaining a good-sized amenity area, and thus it cannot be considered overdevelopment.
- In terms of the proposed rear extension, it will be located at the rear of the property, making it invisible from public vantage points and limiting its visual impact on the street scene. Although the extension will be finished in white render, a colour is not found on the host dwelling, it is noted that the semi-detached neighbour's property is finished in cream render. Consequently, when viewed from other neighbouring properties, both houses will appear harmonious, and the resultant dwelling will not be out of place.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- 21 Hardwicke Way will be the most affected neighbour by the proposed outbuilding, as it will be located along the shared boundary. However, given that the application property is situated at the end of a cul-de-sac and positioned on a bend in the turning circle, this neighbour is angled away from the application site. This site arrangement ensures that the proposed outbuilding will not align directly with the host dwelling at 21 Hardwicke Way, thereby reducing its impacts on overshadowing or loss of light.
- Additionally, it was noted during the site visit that 21 Hardwicke Way also features a shed/outbuilding, a greenhouse and some tall trees that in close proximity to the shared boundary. These elements act as an effective buffer, separating the proposed outbuilding from their host dwelling and rear amenity area, further mitigating potential impacts. The revised design, which lowers the ridge height of the outbuilding, also helps address concerns regarding the loss of outlook.
- It is acknowledged that the proposed outbuilding is large in size and includes a WC. To mitigate the risk of it being converted into an individual residential unit, a condition will be imposed to control its use.
- For the two-storey rear extension, the first-floor level will protrude only 2.0m from the rear wall of the host dwelling. This modest scale is not expected to impact the adjacent semi-detached neighbour to a harmful level. Moreover, it is noted from the submitted drawing that the proposed extension complies with the 45-degree test set out in the Council's Quality Place SPD, meaning any loss of light that might occur would not be significant enough to justify refusing planning permission.

- Concerns raised by the rear neighbour regarding loss of privacy and overlooking are acknowledged. However, considering the separation distance between the two properties, which will remain approximately 27.0m even after the addition of the two-storey extension, it is not considered that the new first-floor windows in the rear extension will create an unacceptable level of overlooking for any rear neighbours.
- Regarding other issues such as the potential devaluation of neighbouring property, it should be noted that this is not a material planning consideration and therefore cannot be taken into account in the planning assessment of this proposal.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- After reviewing the site photos, the council's ecologist confirmed that there are no gaps in the soffits, so no further bat survey is required. The submitted precautionary working method is also satisfactory, and therefore only informatives were recommended to be included in the decision notice.

Highways and 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 application property will remain a 3-bedroom dwelling after the addition of the two-storey rear extension and the outbuilding, so no extra parking is required. The new carport and garage within the outbuilding will also count as efficient parking spaces, eliminating any parking concerns.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐