

DELEGATED OFFICER REPORT

Application Ref: H/24/97614

Site Address: 2 PARK VIEW, HEDGE END, SOUTHAMPTON, SO30 4EP

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor side extension. Single storey rear extension with conservatory.
New bay window elongation of porch roof

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

Planning History?	Yes ☒	No ☐
• Z/14966/001/00 - Erection of 4 bedroomed detached house - Permit - 17/10/1974		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecology:	There are records of slow worms, common toads and hedgehogs nearby so a precautionary working method will be required. This can be provided before determination or conditioned in a CEMP.		

Site Visit:	Yes ☒	No ☐
Details: 9 th July 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 Hedge End, West End and Botley (HEWEB 36)

Assessment:
<u>Site Context</u> 2 Park View is a two-storey, four-bedroom detached dwelling located on the northern edge of Hedge End. The property is constructed of brick and features a conservatory at the rear, an integral garage, and an additional attached garage to the side. The rear garden is primarily laid to lawn with a small patio area. Park View is a cul-de-sac comprising predominantly of two-storey detached dwellings, each varying slightly in design but maintaining a cohesive character within the street scene.

Proposal

The application seeks planning approval for extensions and modifications to the existing dwelling. The primary element of the proposal involves the construction of a first-floor side extension above the attached garage and ground-floor utility room. This extension is intended to enlarge one of the first-floor bedrooms, providing additional space for a wardrobe and en-suite bathroom.

In addition to the side extension, the proposal includes the construction of a single-storey rear extension in an L-shaped configuration. This extension is designed to replace the existing rear conservatory. The part of the extension that projects further from the rear wall of the house will serve as a new conservatory, while the remaining rectangular portion will create an open-plan kitchen and dining area. The proposal also includes the addition of a bay window to the front elevation, as well as a mono-pitched canopy above the garages and front entrance door.

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 Hedge End, West End and Botley (HEWEB 36) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths and continuity in building line.
 - ii) Maintain the predominant brick wall plot boundaries.
 - iii) Maintain a uniformity in building heights within each street.

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 design of the first-floor side extension will continue the existing ridge line and align flush with the principal wall of the host dwelling. While the design will not adopt a subservient form, the introduction of a mono-pitched canopy above the ground-floor garages and front door is expected to visually offset the mass of the first-floor side extension, helping it to appear less dominant in relation to the host dwelling. The use of matching materials for the extension will further ensure that it integrates seamlessly with the main building.
- During the site visit, it was observed that a neighbouring property at 8 Park View has a similar first-floor side extension. This property is located in a more prominent position within the cul-de-sac. As such, it is considered that the proposed first-floor side extension at 2 Park View will not appear as an incongruous feature within the local context.
- While the proposed first-floor side extension and bay window will be visible from public vantage points, given that Park View is a cul-de-sac, their visual impact on the overall character of the area will be limited. The proposed modifications to the

front elevation are not anticipated to cause harm to the street scene to a degree that would justify refusal.

- With regard to the proposed single-storey extension, its location at the rear of the property means it will not be visible from Park View. Consequently, it is not considered to have any adverse impact on the street scene. Furthermore, the replacement of the existing rear conservatory with a brick-built extension featuring a flat roof is considered to be an enhancement of the rear profile of the host dwelling.

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.
- While the proposed first-floor side extension will be in close proximity to the adjacent neighbour at 3 Park View, the side wall of 3 Park View that faces the proposed extension is a blank elevation without any windows. Therefore, the extension will not result in any overlooking or loss of privacy. Moreover, the additional first-floor rear window will serve an en-suite and is expected to be obscured glazed. Hence, it will not increase the level of overlooking into the garden of 3 Park View.
- Since the first-floor side extension will not project beyond the existing rear wall of the main building, it is not anticipated to cause overshadowing, loss of light, or loss of outlook for 3 Park View.
- The proposed single-storey rear extension, due to its single-storey nature, the separation distance from neighbours, and the fact that it will not extend up to the shared boundary, is not considered likely to cause any adverse impacts on adjacent neighbours.

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.
- The site falls within an amber impact risk zone for great crested newts and therefore the council's ecologist has been consulted as part of this application. However, it has been advised that the proposal would only affect areas of hardstanding or amenity grass, which are not considered potential habitats for great crested newts. As a result, no further ecological survey is required. Nevertheless, given the presence of slow worms, common toads and hedgehogs recorded nearby, a precautionary working method will be required, which will be conditioned as part of the planning approval.

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 property will remain a four-bedroom dwelling, which requires the provision of three parking spaces. The site has adequate space to accommodate this number of vehicles, so there are no parking concerns associated with the proposal.

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 ☐