

DELEGATED OFFICER REPORT

Application Ref: H/24/97404

Site Address: 19 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GG

Case Officer: Alexandra Stone

Description: Erection of single storey attached annex to the side of the existing dwelling, demolition of existing garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
F/08/64282 – Permit – 29/01/2009 Two storey rear extension, side and front dormer windows, new front bay window and attached garage and access off Hobb Lane		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 04/07/2024		

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 Appraisals.

Assessment:
<u>Principle</u> • The development is within the urban edge where the principle of development is acceptable.
<u>Proposal</u> The proposal is to replace the existing garage (Overall height 4m, to the eaves 2.5m, 3.5m (w) and 6m (l)) and erect a single storey side extension to create an attached annexe. This will measure approximately 5.5m (w) by 24m (l), This would extend beyond the rear of the dwelling. The height of the proposed annexe would be 4.8m and to the eaves 2.5m. would mean an increase in overall height by 0.8m, width 2.5m and length 19m. The annexe would be for family members. The annexe would have a separate entrance but would share the driveway and rear garden and remain ancillary to the main dwelling.

Design and layout

Policy DM1 states;

All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

The dwelling is a large bungalow with first floor accommodation and is situated to the Northern end of Hobb Lane, bordering Whitebeam Road.

The proposal is to create a single storey attached annex to the side of the existing dwelling. The annex would be considerably longer than the existing dwelling, protruding from the rear of the dwelling by approximately 12.5m. The roof height of the extension would also be significantly taller than that of the garage, resulting in an overall excessive increase in height and bulk to the existing dwelling. In addition the north side elevation would have limited fenestration, resulting in a long, blank rendered wall and roof as viewed from Whitebeam Road. Whilst it was noted on site that there is a fence along the northern boundary, the proposed extension would be clearly visible above the fence due to its length and height.

Although the extension would remain lower in height than the main dwelling, it would create an excessively long and dominating structure seen from the adjacent highways, detrimental to the character of the area due to the scale and bulk of the proposal.

Residential amenity

The proposed annex and store replaces the attached garage and would be much larger in height and width. As the Annex would sit on high ground, it could look intrusive to the properties within the neighbouring road to the north. However, due to the separation distance to these neighbouring properties, it is not considered that the impact on outlook or light to these neighbouring residents would be so harmful as to warrant refusal.

There would also be sufficient separation from the boundaries with the neighbouring properties to the east and south to prevent adverse harm to the amenities of these neighbours.

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy and light.

Other material considerations

- 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.

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 development, due to its excessive length, height and bulk along the northern boundary, would appear overly dominant within the Whitebeam Road streetscene, harmful to the character and appearance of the site and surrounding area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document.

Recommendation:

PERMIT ☐

REFUSE ☒