

DELEGATED OFFICER REPORT

Application Ref: H/24/97675

Site Address: 11 YEW TREE CLOSE, FAIR OAK, EASTLEIGH, SO50 7GP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement of garage with one storey annexe for habitable use.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • 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 supportive comment was received to this application, indicating that the proposed annexe is not expected to impose any significant impacts compared to the existing garage. The neighbour also noted that the annexe is unlikely to be incongruous with the street scene.		
Parish Council:	No objection.		

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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 19)
Other guidance notes: Annexes for dependent relative supplementary planning advice

Assessment:
<u>Site context and surroundings</u>
11 Yew Tree Close is a detached bungalow situated on a prominent corner plot at the junction of Yew Tree Close and Mitchell Drive in northern Fair Oak. The property features dormer windows at the front and rear elevations, accommodating first-floor living space, as well as a single-storey rear extension. The site includes a carport adjacent to the dwelling, with a detached garage and a shed positioned along the southern boundary. The

surrounding area is predominantly residential, characterised by a mix of detached bungalows and semi-detached houses.

Proposal

The application seeks planning permission to construct a single-storey detached annexe, replacing the existing detached garage. The proposed annexe will have dimensions of approximately 6.0m in width, 4.5m in depth, and 2.5m in height. The design features a mono-pitched roof and will be finished in render to match the colour of the existing garage. The annexe will occupy a position similar to that of the current garage, along the southern boundary of the site. According to the submitted floor plan, the annexe will include living room, kitchen, and bathroom facilities. The applicant has previously sought pre-application advice and has provided written confirmation, along with evidence, that the annexe is intended for use by a dependent relative.

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 Bishopstoke, Fair Oak and Horton Heath (BIFOHH 19) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the wide grass verges and associated semi-mature broadleaved tree planting.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain a uniformity in building heights within each street.
- According to the Annexes for dependent relative supplementary planning advice, the design, scale and visual impact of a proposed annexe must be appropriate to the site. The Council is unlikely to grant permission for an extension to be used as an annexe, if in other circumstances the proposal would not be acceptable. In determining a planning application for an annexe the Council will expect the proposed development to:
 - i) be subordinate in scale to the principal dwelling. An annexe capable of being made into a separate dwelling, will not be acceptable;
 - ii) be linked internally to the principal dwelling and be designed in such a way as to easily enable the annexe to be used as an integral part of the main dwelling at a later date. A separate external entrance to the annexe may be acceptable provided it is subsidiary to the entrance to the principal dwelling;
 - iii) share a vehicular access with the principal dwelling;
 - iv) be in the same ownership as the principal dwelling;
 - v) have no boundary demarcation or sub-division of garden areas between the curtilage of the principal dwelling and the annexe;
 - vi) comply with the Council's normal design standards for extensions, and include adequate amenity space and car parking provision for the enlarged property.

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.

- Given the corner location of the plot, the side and rear elevations of the property are visible from Mitchell Drive. It is anticipated that the proposed annexe would be partially visible above the existing boundary fence. However, it is important to note that the current site already features a detached garage and a shed along the southern boundary. As the proposed annexe will be situated in a similar position and will occupy a footprint comparable to that of the existing detached garage, it is not considered that the development will significantly alter the existing street scene. The proposed annexe is deemed acceptable in this location, with a limited visual impact on the street scene and the character of the surrounding area.
- Although the proposed annexe will not have a direct physical connection to the host dwelling, its design includes two windows on the eastern elevation, which is the elevation closest to the main house. This design element ensures a strong visual relationship between the annexe and the host dwelling.
- The use of colours consistent with the existing garage will help to integrate the annexe into the site, minimising its impact on the overall character of the area. Additionally, the annexe's scale and massing are not considered to dominate the site.
- Furthermore, the existing garage appears quite shabby. Therefore, it is expected that the proposed annexe will contribute positively to the visual quality of the site.

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.
- Given the separation distance from neighbouring properties, it is considered that the proposed annexe will not adversely affect the any neighbours in terms of loss of light, outlook, or privacy. The annexe is positioned to maintain adequate distance from adjacent dwellings, ensuring that there is no significant overshadowing or overbearing impact.
- The inclusion of windows on the eastern elevation of the annexe is intended to visually integrate the annexe with the host dwelling, reinforcing its ancillary nature. This visual linkage reduces the likelihood of the annexe being used as an independent unit of accommodation, which can sometimes raise concerns among neighbours regarding potential increases in noise or disturbance. A condition will be imposed to restrict the use of the annexe, ensuring it remains ancillary to the main dwelling and does not become a separate residential unit.

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 proposed development includes the removal of the existing detached garage. However, the loss of the garage will not result in a reduction of parking spaces, as the garage appears to no longer be used for parking purposes. The remaining site is capable of accommodating more than three vehicles, which satisfies the maximum parking requirements as set out in the Residential Parking Standards SPD. Therefore, there are no concerns regarding parking provision associated with this application.

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 ☐