

DELEGATED OFFICER REPORT

Application Ref: H/24/97806

Site Address: 34 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Front extension for disabled relative

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

Planning History?	Yes ☒	No ☐
• F/11/70036 - First floor and two storey rear extension with side dormer windows and roof lights - Refuse Planning Permission For - 20/03/2012 • F/12/70914 - Two storey side and rear extension - Permit - 16/08/2012 • F/12/71554 - Two storey side and rear extension with side facing dormer window (amended design to planning permission F/12/70914) - Permit - 14/12/2012 • F/14/74034 - Addition of side facing dormer - Permit - 07/05/2014 • H/21/91265 - Erection of 2no. front dormer windows in association with enlarged first floor living accommodation - Withdrawn By Applicant - 14/10/2021 • H/21/91770 - Erection of dormer windows on second floor. - Refuse Planning Permission For - 10/12/2021 • H/22/92996 - Side dormer window and internal alterations (AMENDED DESCRIPTION) – Permit – 21/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 5 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 28)

Assessment:

Site context and surroundings

34 Yardley Road is a semi-detached, four-bedroom bungalow located to the southwest of Hedge End. The property is rendered and has undergone several extensions over the years, including two-storey extensions and dormers to provide first-floor accommodation. The bungalow is set back from the road, with a frontage that comprises both gravel and paved areas designated for parking. The surrounding area is residential, with the immediate vicinity primarily consisting of bungalows. However, there are also full two-storey dwellings within the neighbourhood.

Proposal

The application seeks planning permission for the construction of a single-storey front extension to replace the existing protruding front gable structure. According to the submitted plans, the new extension will project approximately 2.4m from the current front gable structure, with a width of around 6.4m and a maximum height of 4.7m. The roof of the extension is designed to match the existing front gable structure. The proposed materials for the extension will be consistent with those of the existing bungalow. The extension aims to provide additional accessible living space at the front of the property, including a new bedroom and office. A pre-application response has been provided for a similar proposed development.

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 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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.
- While the proposed single storey front extension will be visible from Yardley Road, the property's significant setback from the road and the use of the frontage for parking help screen the extension from direct view. As a result, it is expected that the proposed extension will not stand out within the street scene.
- During the pre-application stage, there were reservations regarding the proposed single-storey front extension potentially not aligning with the prevailing character of the area and potentially disrupting the symmetry between the two semi-detached properties. However, following a site visit, it was observed that many neighbouring

properties along this street, including the immediate semi-detached neighbour, have undergone significant alterations over the years, resulting in the loss of many original features. Consequently, the character of the area is now quite mixed, and it is difficult to argue that the addition of a single-storey front extension to the application property would be so harmful to the area's character as to warrant refusal.

- The proposed single-storey front extension will feature a roof design similar to the existing gable front structure and will utilise matching materials. This approach will ensure that the extension integrates well with the host dwelling and is not expected to appear as an incongruous feature within the street scene.

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.
- The most affected neighbour would be 32 Yardley Road due to its proximity to the proposed extension. However, considering that the application property is located to the north of this neighbour, it is expected that there will be no significant loss of light. Furthermore, as the application property is already set back from No. 32, even with the addition of a new structure at the front, it will not extend beyond their principal elevation. Therefore, the impact on neighbouring amenity is expected to be minimal.

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 will result in the addition of one bedroom, making the application property a five-bedroom dwelling. However, given that both four-bedroom and five-bedroom dwellings have a maximum requirement of three parking spaces, no additional parking provision is necessary. Additionally, it was noted during the site visit that the existing frontage, even with the addition of the front extension, still provides ample space for parking. Therefore, there are no concerns regarding parking provision.

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 ☐