

DELEGATED OFFICER REPORT

Application Ref: H/24/97423

Site Address: 11 HEDLEY GARDENS, HEDGE END, SOUTHAMPTON, SO30 2WT

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey wrap round extension with flat roof

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

Planning History?	Yes ☒	No ☐
• F/13/73803 - Two storey and first floor side extension - Permit - 30/01/2014		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One objection was received regarding the application, raising several concerns about the proposed extension. The primary issue relates to the design, which is considered unsympathetic due to its proximity to the boundary and the diagonal alignment along the fence line, creating a sense of encroachment. The objector argues that the proposed extension would present an imposing blank wall along most of their garden, impacting their view and reducing the open aspect of their property. Additional concerns were raised about the narrow gap between the properties, which could lead to difficulties in maintenance, debris accumulation, and potential rodent infestation. The objector requests that the design be reconsidered, particularly the diagonal layout, and suggests a more sympathetic approach that better aligns with the character of the area and respects neighbouring properties.		
Parish Council:	Objection on the basis of overdevelopment. Cllrs had concerns with the proximity of the neighbour's fence.		
Ecologist:	There are records of bats near this site, and they often roost under hanging tiles. Since the hanging tiles are not affected by this proposal, a survey is not required.		

Site Visit:	Yes ☒	No ☐
Details: 19 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 64)

Assessment:

Site context and surroundings

The application property is a two-storey, four-bedroom detached dwelling located on the northern edge of Wildern. The plot is irregular in shape, being relatively narrow at the front and wider at the rear. The dwelling currently includes a rear conservatory. The surrounding area is predominantly residential, with neighbouring properties primarily consisting of detached dwellings in a variety of styles.

Proposal

The application seeks planning permission for the construction of single storey side and rear extensions following the demolition of the existing rear conservatory. The proposed extensions will have an irregular trapezoid shape to fit within the site boundary and will provide additional space for a new reception room/snug and toilet facilities on the ground floor. The design features a flat roof with two roof lanterns, and the materials used in construction will match the existing dwelling, including the brickwork and UPVC windows.

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.

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 proposed single-storey side and rear extensions are designed to fit within the irregular shape of the plot and will replace the existing rear conservatory. While the side extension may be partially visible from the public realm, its setback from the principal wall of the host dwelling means it will not have an adverse impact on the street scene. The relatively tucked-away position of the application property, near the end of a cul-de-sac, further limits any significant impact on the character of the surrounding area.
- Although the proposed extensions are not small in scale, they will replace the existing rear conservatory, which offsets some of the increased footprint, thereby avoiding any sense of overdevelopment.
- The use of matching materials, including brickwork and fenestration, will ensure that the extension integrates harmoniously with the existing dwelling. The flat roof design with roof lanterns will minimise the overall height of the extension, maintaining a subservient relationship to the main house and reducing the potential for it to appear overly dominant.

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 concerns raised by the neighbouring property at 12 Hedley Gardens have been carefully considered. These concerns primarily relate to the proximity of the proposed extensions to the shared boundary, potential impacts on views from the neighbouring garden, and the perceived sense of enclosure. However, it is important to note that the proposed extensions are single storey, with a modest overall height that will limit their visual impact on neighbouring properties.
- Additionally, the application property is situated to the north of 12 Hedley Gardens. This positioning means that the proposed extensions are less likely to result in any significant loss of light or overshadowing for the neighbouring property. The layout of the application property, which is angled slightly away from the neighbouring dwelling, will also help mitigate any direct visual impact, reducing the potential for a sense of enclosure.
- Regarding privacy concerns, no windows are proposed on the side elevation facing the neighbouring property, which minimises any risk of overlooking.

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 council's Ecologist has advised that there are records of bat activity in the vicinity of the application site, and bats often roost under hanging tiles. However, as the proposed extensions will not affect the hanging tiles of the main house, it has been determined that a bat survey is not required in this instance. The development is unlikely to disturb any potential roosting sites, and no further ecological assessments are considered necessary.

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 extensions will not create any additional rooms, and therefore no extra parking spaces are required. The existing parking arrangement will remain unchanged.

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 ☐