

DELEGATED OFFICER REPORT

Application Ref: H/24/97906

Site Address: 12 CIRRUS GARDENS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Construction of first floor front extension with render and cladding; alterations to front and rear fenestration to include Velux windows to existing rear extension.

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

Planning History?	Yes ☒	No ☐
• Z/33988/000/00 - Construction of single storey side and rear extension. - Permit - 23/05/1996 • F/10/67866 - Construction of detached garden room following demolition of existing outbuildings - Permit - 02/11/2010 • H/21/91634 - Two front dormer windows and rear dormer windows and raising the roof to create second floor accomodation, addition of roof lights, cladding and solar panels. - Withdrawn By Applicant - 08/12/2021 • H/21/92144 - Loft Conversion with rear dormer to include raising of the roof and solar panels. - Permit - 09/02/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		

Site Visit:	Yes ☒	No ☐
Details: 1 st August 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 Bursledon, Hamble-le-Rice and Hound (BHH 63)

Assessment:

Site context and surroundings

The application property is a two-storey, four-bedroom detached dwelling located to the northwest of Hamble Centre. It features a pitched roof with two gable elements on the north elevation, each containing a window built into the gable end. The surrounding area is residential and characterised by similar detached properties of varying styles.

Proposal

The application seeks planning permission for a first-floor front extension, alterations to the fenestration on both the front and rear elevations, and the addition of three rooflight windows to the existing roof on the rear/side extensions. The proposed first-floor extension will include cladding, along with anthracite windows and doors. The roof tiles are proposed to match the existing tiles as closely as possible. The proposals also involve replacing an existing front window with a new garage door and making other minor amendments to external materials and features, such as anthracite fascias and soffits. The submitted drawings additionally indicate that three rooflight windows will be installed in the existing rear extension and the utility room. It was noted from the site visit that works had already commenced.

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.
- While the proposed front extension will be visible from Cirrus Gardens, it is modest in size and proportionate to the existing building, ensuring that the overall height and massing remain in keeping with the original structure. Its visual impact is limited when viewed from the street scene.
- Although the proposed materials, such as render and cladding, are not commonly found within the immediate area, they have been carefully selected to complement the overall design of the property. Additionally, the new roof of the front extension incorporates a gable design, preserving the architectural character and coherence of the original house. The design respects the existing form of the property, ensuring the extension integrates harmoniously with the surrounding street scene.
- Despite the alterations, the fenestration changes on the front and rear elevations are considered well-integrated, avoiding any incongruous visual elements that might detract from the property's appearance.

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 proposed front extension is modest in size and does not include any side windows. Given its position on the property and the adequate separation distance from neighbouring dwellings, it is not considered that the extension will result in any significant impact on neighbouring properties in terms of loss of outlook, loss of light, or loss of privacy.
- In relation to the additional rooflights, their nature and height within the roof structure further minimise any potential impact on neighbouring properties. Due to their elevated position and the fact that they primarily serve to increase natural light within the property, the rooflights are not anticipated to cause any loss of privacy or other adverse effects on adjacent properties.

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 proposal does not include the addition of any extra bedrooms, the existing parking provision remains unaffected. The current parking arrangements are sufficient to accommodate the needs of the property, and no alterations to the driveway or parking spaces are required.

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 ☐