

DELEGATED OFFICER REPORT

Application Ref: H/24/98159

Site Address: 9 PORTELET PLACE, HEDGE END, SOUTHAMPTON, SO30 0LZ

Case Officer: Rachael Morris

Description: Single storey rear extension and erection of detached double garage to rear

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge		

Planning History?	Yes ☐	No ☒

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

Site Visit:	Yes ☒	No ☐
Details: 27/09/2024		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The development is within the urban edge where the principle of development is acceptable.
- Policy DM1 states “All new development should not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views”.

Design and layout

- The design of the single storey rear extension and detached double garage to rear is suited to the host dwelling in terms of its form, scale and appearance.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal incorporates the erection of a double garage however does not measure adequately to accommodate 2 no car spaces. A double garage should measure 6m X 6m whereas this proposal measures approx. 8.05m X 5.05m. Nonetheless, no extra bedrooms are proposed and there is adequate parking to the driveway provided with the existing side porch being removed as well. The parking will accord with the 'Residential Parking Standards' SPD and policy DM14 from the Local Plan (2016-2036).
- The design and layout respect the character and appearance of the locality.
- The proposed extension is single storey and situated to the rear which extends out past the original rear wall by approx. 3.5m. As a result of the proposed extension being flat roofed, the eaves height on the extension is higher than that of the existing dwelling. If this eaves height had matched the existing dwelling, the rear extension would most likely have been considered permitted development.
- The rear extension is a modest and subservient addition to the main house which would not be noticeable from the street scene.
- The proposed detached garage within the rear garden measures approx. 4.5m tall and 2.3m to the eaves. The garage has a floor area of approx. 40.6 sqm which is proportionate to the rear garden size and there is ample amenity space left post-development. The proposed pitch roof aids to reduce the potential bulk of the design by recessing height to the centre and away from the edges.
- Overall, the development would accord with policy DM1 of the Local Plan (2016-2036) in that it would be well integrated in terms of scale, materials, layout, design and siting, both in itself and in relation to adjoining buildings.

Residential amenity

- 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, light or outlook.
- The proposed rear extension would not extend out past the neighbouring extensions at either no.7 or no.11. Although some side windows are proposed on the rear extension these are limited to the ground floor and existing boundary treatment would screen any potential overlooking.
- The proposed garage would be positioned within the rear garden space and proposes a garage door to the front and a side door with side windows to the north-western elevation looking into the garden. Therefore, it is not anticipated there would be any unacceptable overlooking whilst using the garage.
- The use of the garage is for parking cars, within a residential use. Although there is no need to restrict this for car parking only due to the ample space elsewhere on site, a condition will be placed on the decision to restrict the use from commercial and industrial purposes. This will ensure disturbance is kept to a minimum and to a level expected within a residential setting.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...