

DELEGATED OFFICER REPORT

Application Ref: H/24/98160

Site Address: 1 CRANMORE, NETLEY ABBEY, SOUTHAMPTON, SO31 5GG

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor front extension above the existing garage (AMENDED DESCRIPTION)

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

Planning History?	Yes ☒	No ☐
• Z/24104/002/00 - Single storey rear extension - Permit - 19/03/1990		

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

Site Visit:	Yes ☒	No ☐
Details: 27 th September 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 Appraisals for Bursledon, Hamble-le-Rice and Hound (BHH 44)

Assessment:
<u>Site context and surroundings</u> 1 Cranmore is a two-storey, three-bedroom detached dwelling located at the end of a cul-de-sac, marking the final property within this section of Cranmore. The surrounding area is residential in nature, primarily characterised by detached and terraced dwellings. To the north lies a newly developed estate, separated from the site by Grange Road.
<u>Proposal</u> The application seeks planning permission to construct a first-floor front extension positioned above the existing garage. This extension will incorporate a pitched roof design and project 2.0m beyond the first-floor front wall without exceeding the garage's existing footprint. The proposed extension will enlarge one of the current first-floor bedrooms. All

external materials, including brickwork, window frames, and roof tiles, will match those of the existing structure.

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 first-floor front extension will be set down from the main roof and will not extend beyond the footprint of the existing garage, ensuring a subservient appearance that respects the scale and character of the host dwelling.
- By using matching materials, the extension will integrate smoothly with the existing structure, maintaining visual harmony with the original design.
- During the site visit, and as confirmed by planning history, it was noted that the application property shares a similar design with neighbouring properties to the south (3-11 Cranmore), all featuring single-storey front additions serving as garages. In recent years, five of these neighbouring properties have been modified with first-floor front extensions above their garages. As a result, first-floor front extensions are now considered an established feature along this part of Cranmore. The proposed development aligns with this design trend, thereby limiting any adverse impact on the street scene and preserving the character of the area.

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.
- There was initial concern that the proposed first-floor front extension could result in a loss of outlook and light to the neighbouring property at 3 Cranmore due to its proximity. However, as the application property is located to the north of 3 Cranmore, it is unlikely to obstruct sufficient sunlight to adversely impact this neighbouring property.
- Additionally, as the application property is the last dwelling along this section of Cranmore, the primary outlook for 3 Cranmore is oriented toward the east, south, and west. Given this orientation, it is unlikely that the 2.0m depth of the proposed extension will cause a harmful loss of outlook for this neighbour.
- Furthermore, no side-facing windows are proposed in the extension, thereby preventing any potential overlooking issues.

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 extension is intended to enlarge an existing bedroom, with no additional bedrooms being created. As a result, there is no requirement for additional parking provision. The extension will not impact the existing garage or driveway, thereby preserving the current parking arrangements.

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 ☐