

# DELEGATED OFFICER REPORT

**Application Ref:** H/24/98098

**Site Address:** 46 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EN

**Case Officer:** Rachael Morris

**Description:** Conversion of existing garage into habitable accommodation with the addition of a roof. Erection of detached outbuilding.

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| <b>Particular Site Constraints?</b>                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Tree Preservation Order(s)</li> <li>• Within the urban edge</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Z/12158/002/00 - Single Storey Side Extension to Include Garage And Car Port – Permit – Jul 1987</li> </ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | <b>Flat 1, Merton Court, Merton Avenue. Comment.</b> 46 Kingsway has many very large conifer trees and laurel bushes, which could be cut by half and would still screen our elevated flat and patio from view. However, if the occupier of No 46 should decide to completely remove these trees/bushes then the proposed conversions would be able to look into our elevated property and communal garden which would be an issue for us. This said we have no objection to conversion works with the proviso that the current green screening is not removed, though as previously mentioned it could do with cutting back by half.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                           |
| Parish Council:   | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Ecology:          | <p>I have reviewed the Preliminary Bat Roost Assessment by Hampshire Ecological Services (July 2024). The building has been assessed as having negligible bat roost suitability and no evidence of bats was found.</p> <p>The area around the house is either hardstanding or closely mown lawn, so not suitable terrestrial habitat for great crested newts.</p> <p>Any vegetation that needs to be removed to accommodate the outbuilding must be removed outside of bird nesting season or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nest must be protected from disturbance by a 5 m buffer until after the chicks have fledged and left the nest.</p> <p>The recommendations in the report for biodiversity enhancements are appropriate and should be implemented.</p> <p>The watercourse is across the road from this property, but operatives must be made aware of the watercourse and take precautions to avoid any pollution incidents.</p> <p>Precautionary working methods are required to protect small animals such as hedgehogs during construction.</p> |                                             |                                           |
| Tree Officer:     | <p><u>Update (Nov 2024):</u> Please condition the submitted Tree Protection Plan.</p> <p><u>Sept 2024:</u> There are a number of trees in and around the property. Collectively these are important for amenity. The proposal appears to require the removal of some small specimens. We are satisfied that these small trees do not contribute significantly to the amenity and are, therefore, not worthy of formal protection. However, other trees, especially the protected yew to the front, will require protection during development from construction activities and access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |                                           |

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|  | We raise no arboricultural objection to the proposal, subject a condition. |
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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 27/09/2024 |                                                |                                    |

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| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |
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| <p><b>Assessment:</b></p> <p>The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:</p> <p><u>Principle</u></p> <ul style="list-style-type: none"> <li>The development is within the urban edge where the principle of development is acceptable.</li> </ul> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> <li>The design of the conversion of existing garage into habitable accommodation with the addition of a roof and erection of detached outbuilding is suited to the host dwelling in terms of its form, scale and appearance.</li> <li>The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The garage as existing is not wide enough to enable car parking, measuring less than 3m across internally. Therefore, the conversion of the garage would not result in a loss of car parking and the site is also able to provide suitable provision on the driveway for the required 3.no car parking spaces for a 4-bedroom dwelling.</li> <li>The proposed garage conversion to habitable is acceptable which will provide an area for an extra bedroom and en-suite space. Nonetheless, there is no proposed net increase to the number of bedrooms proposed within the dwelling, due to internal re-configurations.</li> <li>The proposed outbuilding is a modest addition to the dwelling curtilage and is set back from the existing principal elevation of the dwelling. This outbuilding would accommodate a store and home office. This will be conditioned so it cannot be used for industrial or commercial purposes.</li> <li>The materials to be used on the external surfaces has been conditioned to be submitted to the local planning authority prior to development above damp-proof course level to ensure the materials are suitable. However, the principle of the outbuilding being constructed with cedar cladding is accepted.</li> <li>The design and layout respect the character and appearance of the locality.</li> <li>The proposal has been amended through the course of the application to change the originally submitted raised flat roof on the existing garage to a hipped roof with a flat top to respect the character of the existing dwelling and the view of the dwelling from the street scene.</li> </ul> <p><u>Residential amenity</u></p> |
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- 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 garage conversion and outbuilding would only propose front and rear windows to the ground floor which would not create any additional unacceptable overlooking to neighbouring properties.
- It is noted that a neighbour has commented about the existing screening that a conifer tree and laurel hedge provided. While this is recognised, this is not proposed to be removed in the process of the application scheme. In addition, except for the tree preservation order areas, no planning permission would be required if the applicant wished to remove the vegetation.

#### Other material considerations

- There will be no adverse impact upon trees as a Tree Protection Plan has been submitted with the application and conditioned.
- There are no likely significant impacts on the SPA.
- Although requested by the council's ecologist, there is no requirement to provide a surface water plan as under the provisions of policy DM6, this excludes householder extensions.

#### 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 ...