

DELEGATED OFFICER REPORT

Application Ref: F/24/97962

Site Address: 4 NUTBEEM ROAD, EASTLEIGH, SO50 5JQ

Case Officer: Rachael Morris

Description: Proposed conversion of dwellinghouse to 2.no 1-bedroom flats.

Particular Site Constraints?	Yes ☒	No ☐
• Adjacent to Urban Renaissance Quarter Boundary (Eastleigh) • Within the urban edge		

Planning History?	Yes ☒	No ☐
• H/23/94733 - Retention of conservatory conversion with two rooflights, timber cladding finishes to the walls and alteration to fenestration – Permit – Apr 2023		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	6 Nutbeem Road. Objection. Concerns with use of the garden, availability of parking, odours from kitchen affecting both proposed tenants and existing neighbours, noise from the first-floor kitchen to affect existing bedrooms and the increased use of stairs. National shortage of 2/3 bed homes for families.		
Parish Council:	No Objection.		
Ecology:	There are records of bats, nesting swifts and hedgehogs near this site. The photo of the rear of the house visible on Google maps shows a possible gap in a fascia board, which could be a potential bat roost feature, but this would not be affected by the proposed works. This application is exempt from the requirement for 10% biodiversity net gain; however, biodiversity enhancements will be required in accord with Local Plan policy DM11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building.		
Environmental Health (Noise):	The house is end of terrace and surrounded by residential dwellings, fronting onto a minor road. Leigh Road is some distance; transportation noise is screened by the residential dwellings. Therefore, I have no objections regarding Environmental Noise Impact.		
Environmental Health (Air quality and contaminated land):	The conversion of a dwelling into 2 flats will not represent a significant impact on air quality. Therefore, I have no concerns in this regard. On contaminated land grounds, the proposed development does not involve any ground disturbance. Therefore, I have no concerns in this regard.		
Natural England:	No response.		

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

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 E4, DM1, DM2, DM6, DM8, DM11, DM14, DM29 and DM30.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The development is considered acceptable and complies with policies E4, DM1, DM2, DM6, DM8, DM11, DM14, DM29 and DM30 from the 2016-2036 local plan, in that:

Principle

- Within the urban edge, the principle of new residential development is acceptable. Development is expected to meet the policies within the local plan, most notably policy DM1 which sets out the general criteria for new development.

Design and layout

- The development would not be an overdevelopment of the site, as there is no proposed additional built form.
- The proposal does not include any major physical alterations to the built form which is mostly just to convert the internal space. The noticeable external changes are 2.no additional ground floor side windows and the addition of a parking space within the rear garden, accessed by the rear alleyway.
- The development would meet parking standards as overall there are no additions to the number of bedrooms within the existing building. The existing 3-bed dwelling will be converted to 2.no 1-bed flats and as such reducing the overall anticipated parking requirement. While it is noted that the Residential Parking Standards SPD states “When new residential development is proposed in areas of the Borough where a residents parking scheme or other form of controlled parking zone is in operation, occupiers of new properties will not be eligible to apply for on street parking permits or to park on the highway other than in spaces allocated to the development as part of the planning permission” this refers to an old planning policy (106.T) which was not included as a saved policy in the local plan review (2001-2011) and not carried forward to the adopted local plan (2016-2036). The proposal includes the addition of 1.no off-highway parking space to the rear garden and at least 1.no on-highway parking space which could be achieved from the permit scheme.

Residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- To ensure adequate internal living standards are met the Local Planning Authority assess the measurements of space against the ‘Nationally Described Space Standards’ (NDSS). Policy DM30 of the Local Plan requires that all new dwellings meet the NDSS as a minimum.
- The application proposes 2.no single-storey 1-bedroom flats with a double bed indicated (2 people). Therefore, the NDSS requirement for each is 50 sqm. From the plans submitted, the proposed flats both fall slightly short of this requirement. Flat 1 measures 46 sqm and flat 2 measures 47 sqm. Despite the small shortfall, this is on the assumption that the flat would be occupied by 2.no people, which is not guaranteed. If only occupied by 1.no person, then the flat would well exceed the required space standards. Overall, as the occupation is not known and is not able to be restricted, the flats do accord with the minimum expected space standards and is therefore not considered a strong enough reason for refusal.
- As the proposal is to convert a dwelling into 2.no flats, there is no requirement to accord with policy DM29. Policy DM29, for higher access standards, only applies to new build residential development and not conversion.

- Despite the addition of the rear parking space, the remaining amenity space in the rear garden equates to approx. 50 sqm. In accordance with the general principles of the Quality Places SPD, each unit would have approx. 25 sqm provided. Landscaping has been added to incorporate a section of screening for the ground floor flat's rear patio doors and also create a space that could be considered semi-private. It is then anticipated that the first floor flat could use the remaining space between this and the car parking space, without creating a loss of perceived privacy to the ground floor flat. This is also in accordance with guidance in the Quality Places SPD. A full landscaping scheme is conditioned.

Neighbouring 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.
- Overall, there is no proposed change to the built form and so impact on neighbouring light and outlook should be no different. Two ground floor side windows are proposed but these would overlook a public alleyway and area of car parking; as such would not cause unacceptable overlooking.
- It is noted that the neighbour at no.6 has written to object to this scheme on numerous concerns, including that kitchen odours would increase with this proposal. While an extra kitchen is proposed, this is residential in nature (not commercial), and kitchen smells are to be expected within a built-up residential setting, and it is not anticipated that this would cause unacceptable harm.
- Whilst it is also recognised that the addition of a flat could create extra noise, it is only 1.no additional unit and as such is relatively small. The unit is still within a residential use and as such no noise mitigations can be requested between the neighbouring dwelling and the flats. Nonetheless, building regulations will cover the party wall as necessary.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- As the built form is unchanged, the surface water drainage on site is also unaffected.
- This application is exempt from the requirement for 10% biodiversity net gain under the de minimum category, as a result of the application only impacting a small section sealed surface. However, in accordance with policy DM11, the proposal will include biodiversity enhancements in the form of a bat box or swift nest box. Based on the recommendations within the ecology response, a bat box will not be appropriate here as there are no south facing walls available. Therefore, a swift next box will be conditioned.
- Usually for new dwelling units, we would expect a contribution towards SPA mitigations for nitrates and phosphates. However, as detailed in the Habitats Regulations Assessment sent to Natural England, due to an overall reduction in number of bedrooms and no change to number of bathrooms, no mitigations are required in this case. In addition, the site is outside the Solent mitigation zone and as such no mitigations are needed in this regard. Upfront payment has been taken for the additional residential unit towards the Council's Interim New Forest Strategy for recreational disturbance which is £2,200.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ...