

DELEGATED OFFICER REPORT

Application Ref: H/24/98561

Site Address: 56 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES

Case Officer: Claire Campbell-Best

Description: Partial garage conversion into habitable space and alteration of existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
O/12/71522	Outline application withal matters reserved (except for access) for construction of up to 250 dwellings, Sunday's Hill Bypass and new junctions with Heath House Lane and Dodwell Lane, public open space including equipped children's play area, associated landscaping and diversion of electricity cables underground following demolition of existing vehicle repair buildings, Meadow View and structures associated with Salisbury Bungalow	Grant Outline Permission – 28/11/2013
R/14/75595	Reserved matters application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 189 dwellings (Phase 1) with ancillary road, landscaping, car parking, drainage and sewage pumping station	Approve the Reserved Matters – 12/06/2015
R/15/76606	Reserved Matters: Application for appearance, landscaping, layout and scale pursuant to outline planning permission O/12/71522 for the construction of 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station	Approve the Reserved Matters – 11/09/2015
H/22/93291	Addition of new windows and amendment to some existing windows/doors	Permit – 11/08/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Bursledon Parish Council:	No comments were received		
Hedge End Town Council	No objection		

Site Visit:	Yes ☒	No ☐
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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, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards;

Assessment:

Site and Surroundings

The application site comprises a relatively newly constructed, detached three-storey townhouse located on the eastern side of the Latitude Development. Directly to the east of the site lies the River Hamble Country Park. The surrounding properties are of a similar style and design, contributing to a sense of uniformity within the locality.

Proposal

This application seeks approval for the following:

- **Partial Garage Conversion:** The rear portion of the garage will be converted into habitable space and combined with the existing utility room to create a family room. The front portion of the garage will remain as a bike store, accessible via the existing up-and-over garage door.
- **Rear Elevation Alterations:** Two sets of bi-fold doors will be installed on the ground floor rear elevation, replacing the existing patio doors, utility door, and two windows.
- **Side Elevation Alteration:** A new door will be inserted into the north-facing side elevation to provide access to a newly created utility room, following the reconfiguration of the current kitchen.

Principle

The development is within the urban edge where the principle of development is acceptable.

Design and Layout

- The design of the partial garage conversion and elevational alterations is appropriate for the host dwelling in terms of form, scale, and appearance. Despite the garage conversion, the front elevation of the property will remain unchanged, as the existing garage door will be retained. The proposed elevational alterations are modest and low-key additions that complement the host dwelling and existing fenestration.
- The design of the proposal respects the character and appearance of the locality. The elevational alterations are confined to the side and rear elevations, rendering them largely unnoticeable from the street scene. Furthermore, the garage conversion would also remain inconspicuous from the street scene, as the existing garage door will be retained, preserving the visual continuity of the front elevation.
- The development does not constitute overdevelopment of the site and retains sufficient amenity space. The proposals do not involve expanding the host

dwelling; rather, they make efficient use of the space within the property's existing footprint.

- Overall, the design of the proposal is considered to be appropriate in relation to the existing building and surrounding area in accordance with Policy DM1 of the Local Plan.

Residential Amenity

- The garage conversion is not anticipated to result in any unacceptable loss of privacy, light, or overlooking, as the changes are primarily internal and confined to the existing footprint of the building.
- The two sets of bi-fold doors and the glazed utility door are positioned at ground floor level, where views are screened by the boundary treatment, which consists of high fencing.
- As such, the development complies with the guidance outlined in the Quality Places SPD, as there will be no unacceptable impact on the amenity of neighbouring properties in terms of privacy, light, or outlook.

Highways Safety and Parking

- The application proposes the partial conversion of the existing garage. Once completed, the remaining portion of the garage will be converted into a bike store and would not be able to accommodate a standard sized vehicle, thereby altering the current parking arrangements.
- The Residential Parking Standards SPD outlines the required parking provisions for dwellinghouses based on the number of bedrooms. The host dwelling is a five-bedroom property, which requires three off-street parking spaces.
- During the site visit, it was observed that there is a sizeable driveway at the front of the site, capable of accommodating the required amount of off-street parking for a property of this size. This is also reflected on the site plan submitted with the application.
- Therefore, it is concluded that the required off-street parking can still be accommodated within the site's curtilage, and as such, no highway safety or parking concerns arise from the garage conversion.

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.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐