

DELEGATED OFFICER REPORT

Application Ref: H/24/98634

Site Address: 35 WILDERN LANE, HEDGE END, SOUTHAMPTON, SO30 4EE

Case Officer: Charlie Vallis

Description: Conversion of detached garage to a self-contained annex

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

Planning History?	Yes ☒	No ☐
▪ F/15/76059 – Rear extension & conversion of roof space to form habitable accommodation with 1no. side facing dormer window, 4no. side and 1no. front facing roof lights – Permit – Apr 2015		

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

Site Visit:	Yes ☒	No ☐
Details: 28.02.2025		

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 (HEWEB – 35).

Assessment:

Principle:

- The application site lies within the urban edge where the basic principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:
(a) 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; ...
(c) 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”

Site & Surroundings:

- The application site contains an extended detached bungalow finished in a mixture of red brick and cream render. To its rear is a detached garage and fully enclosed garden, with off-road parking provided to the front of the property.

- The site is within a row of detached bungalows to the western side of Wildern Lane, similar in character, but with existing extensions creating variation between dwellings.

Proposal:

- This application proposes to convert the existing detached garage into habitable accommodation with a door and window installed to its front to replace the existing garage door and 1no. additional window provided to the south elevation.
- The proposal would host an annexe, which would be provided with a bedroom, shower room and kitchenette.

Design & Layout:

- The design of the proposed garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- Although the annexe would not have an internal link with the main dwelling, the proposal is deemed acceptable, in line with Eastleigh Borough Council's supplementary planning advice note 'Annexes for Dependent Relatives' (Nov 2005), in that it involves the conversion of a suitable existing outbuilding which is subordinate in scale to the host dwelling. In addition, the agent has confirmed that the proposed annexe would be for the applicant's mother, allowing her to be closer to family and to receive additional care.
- The sharing of vehicular access and amenity space, as well as their close proximity, is also likely to enable a strong link between the annexe and host dwelling.
- The residents of the annexe would be reliant on the host dwelling for key day-to-day activities such as socialising, main meals, dining and laundry as only a small kitchenette, shower room, seating area and bed has been provided in the annexe.
- The development would not represent overdevelopment of the site, retaining sufficient amenity space and meeting parking standards.
- The garage as existing is not wide enough to enable car parking, measuring less than 3m across internally, as required within the Residential Parking Standards SPD. Therefore, the conversion of the garage would not result in a loss of car parking. Nonetheless, the site allows for the provision of the required 3no. car parking spaces for a 4+bedroom dwelling.
- The impact of the proposed garage conversion on the street scene is likely to be minimal, given that alterations to the frontage are largely screened by a side entrance gate.
- As per the Nationally Described Space Standards, the internal floor space of the proposed annexe would not be large enough to constitute an independent residential unit and as such is unlikely to be converted. However, a condition will be imposed restricting the use of the proposed annexe to being ancillary to the host dwelling and occupied by a dependent relative, to ensure that the annexe is not used as an independent dwelling or for industrial or commercial purposes.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the garage conversion takes account of its locality through appropriate materials, layout and siting.

Residential Amenity:

- An additional window is proposed to the annexe's south elevation; however, sufficient distancing from neighbouring properties means that this is unlikely to lead to overlooking or loss of privacy.
- In relation to No. 37 Wildern Lane, screening from the existing boundary wall/fencing is likely to adequately mitigate any potential overlooking which may occur with the addition of a window to the annexe's front elevation.
- The development is therefore considered to accord 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; whilst impacts on light and outlook are unlikely given that the size of the existing garage would not be increased.

Other Matters:

- 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 ...