

DELEGATED OFFICER REPORT

Application Ref: H/25/98848

Site Address: 9 METUCHEN WAY, HEDGE END, SOUTHAMPTON, SO30 0JZ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Creation of a single storey porch to entrance of the bungalow.

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

Planning History?	Yes ☒	No ☐
• PN/18/82607 - Prior Notification for the construction of a single storey rear extension (depth 5.60m, height to eaves 2.60m, maximum height 5.0m) - Prior Approval Refused - 08/03/2018 • PN/18/82987 - Prior Notification for the construction of a single storey rear extension following removal of existing detached garage (depth 5.775m, height to eaves 2.60m, maximum height 4.0m) - Prior Approval Not Required - 17/05/2018		

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

Site Visit:	Yes ☒	No ☐
Details: 13 th March 2025.		

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 Appraisal for Hedge End, West End and Botley (HEWEB 72)

Assessment:
<u>Site context and surroundings</u> 9 Metuchen Way is a single-storey detached bungalow located on the southern edge of West End. The front boundary of the site is defined by a low brick wall, with the front garden and driveway primarily consisting of a gravelled area. The surrounding area is residential in nature, predominantly characterised by bungalows, with two-storey dwellings mainly located on the opposite side of the street.

Proposal

The application proposes the erection of a single-storey porch at the existing entrance of the bungalow, located at the side elevation and set back from the principal elevation. The porch will be constructed using brick with a pitched tiled roof. The proposed structure will measure 1400mm in width, 2600mm in length, and 3000mm in height. It will incorporate one composite door and one window.

Policy and 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 porch is modest in scale and appropriately designed to complement the existing bungalow. The use of brick and a pitched tiled roof ensures that the materials are in keeping with the host dwelling and the wider residential area, maintaining visual harmony.
- The dimensions of the porch are proportionate to the bungalow, ensuring that it remains subordinate to the main building. Its positioning at the side, set back from the principal elevation, minimises its prominence within the street scene and avoids any adverse impact on the character of the area.
- The inclusion of a composite door and a single window is functional and avoids excessive glazing that could appear incongruous.

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.
- The proposed porch is unlikely to result in any significant impact on the residential amenity of neighbouring properties. Given its single-storey nature and modest dimensions, it will not cause overshadowing, loss of light, or overlooking.
- The porch, located at the side elevation, will face the flank wall of an adjacent property, thereby avoiding any detrimental effects on privacy or outlook. Consequently, the proposal is considered acceptable in terms of its impact on neighbouring amenity.

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 single-storey porch will occupy a minimal area of the existing gravelled driveway. Given its modest dimensions and positioning at the side elevation, the porch will not significantly encroach upon the driveway space. Therefore, the existing parking arrangement will remain unaffected.

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 ☐