

DELEGATED OFFICER REPORT

Application Ref: H/25/99259

Site Address: 20 MALVERN GARDENS, HEDGE END, SOUTHAMPTON, SO30 2UJ

Case Officer: Charlie Vallis

Description: Two storey side and rear extension, with single storey extension to rear

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • SGN gas pipeline - high pressure • Southern Water foul sewer		

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	1 letter of Objection: No.19 Malvern Gardens - I am concerned that the height and proximity of the extension will significantly reduce natural light into my lounge, which is a key living space. The loss of light would negatively affect my daily living conditions and appears contrary to local planning guidelines that protect neighbour amenity. I respectfully ask that the plans be reviewed to consider alternative designs or a reduction in size to lessen the impact.		
Parish Council:	No Objection		
Ecology:	I have reviewed the site photos. The baseboards of the fences appear to be made of concrete, and I don't see any gaps, however there could be some behind the vegetation of the garden border. I don't see any potential bat roost features on the house. The lawn is closely mown, so the garden would not provide suitable habitat for great crested newts.		
Southern Water:	Insufficient information provided in regard to foul drainage		
Southern Gas Network:	Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.		

Site Visit:	Yes ☒	No ☐
Details: 03/07/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the 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”

Design and layout:

- The design of the two storey side/rear extension and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance, with external materials chosen to match the host dwelling.
- The two-storey side element is likely to sit comfortably within the locality, with similar frontages common along Malvern Gardens. Similarly, the two-storey side/rear extension would not look out-of-place when viewed from the public path to the rear.
- The development would meet parking standards for the proposed change to a three-bedroom property, with 2no. car parking spaces available to its front driveway.
- The development would result in a departure from the requirements under the Quality Places SPD of a private amenity space at 60% of internal floor space. However, this is not considered unacceptable in this instance given that a useable private amenity space would remain (at approximately 50% of its internal floor space) and given its reasonable proximity to public open space.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate design, layout and use of materials.

Residential amenity:

- Due to the tightly configured nature of adjacent properties, impact on neighbouring residential amenity is a key consideration in the assessment of this application.
- Impact on light was raised as a concern by a neighbour at no.19 Malvern Gardens.
- In relation to this property, daylight received by French doors serving the living room would be affected. However, the presence of an additional source of daylight through a rear-facing window is such that impact on light is not considered unacceptable. This is further supported by the northeastern orientation of this terrace and the use of a sloping roof on the single storey element to mitigate impact on light.
- It should also be noted that a similar single storey rear extension could be constructed under Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, if a gap was left between the two storey and single storey elements of this development. A gap would mean that limitations under Class A (j)(a) would no longer be applicable. This would therefore form a material consideration for the assessment of this application.
- In relation to no.21 Malvern Gardens, the distancing and orientation of this property is such that the proposal would not significantly affect outlook or reduce daylight to a primary window of a habitable room.
- With no properties to the rear, the proposed two storey extension would not affect first-floor neighbouring privacy. Impact on the privacy of adjacent neighbours is unlikely to be significant given that all proposed windows would be rear or front

facing and some level of overlooking is to be expected and accepted to residential gardens within urban areas.

- The development is therefore considered to accord with the 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.

Other matters:

- Due to records of protected species' near the application site and the nature of the proposed works, the Council's Ecologist was consulted as part of this application. Upon review of site photos, they were satisfied that the proposal would not result in harm to protected species.
- There will be no adverse impact on 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 ...		