

(HEWEB, Hedge End, West End and Botley Local Area Committee, 8th March 2021)

Application Number: H/21/89690
Case Officer: Rachael Morris
Received Date: 25/01/2021
Site Address: 25 Hazel Close, West End, Southampton, SO30 3JP
Applicant: Mr Phil Wiseman
Proposal: Single storey rear extension

Recommendation: Permit

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, BLOC 01, 02 and 03.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the applicant is a member of staff.

Site Characteristics and Character of the Locality

2. The dwelling is a detached property with an attached garage to the side. It is situated to the north of the estate and is in a row of 5 houses that face south.
3. The dwelling backs onto other residential properties and their associated private gardens.

Description of Application

4. The proposal seeks a single-storey rear extension that will extend from the rear and be situated adjacent to the existing attached side garage.
5. The proposal extends 4m from the existing rear wall and will span across the width of the house, measuring approx. 8.4m across, and will measure 3.3m to the ridge with the eaves coming to 2.4m high.
6. The proposal will re-use existing windows and doors and will include the addition of 4 rooflights to the roof slope.

Relevant Planning History

7. F/15/77718 - Construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, childrens' play area, attenuation pond and diversion of 3no. public rights of way. – Permit – Jun 2017

Representations Received

8. 1 letter of support stating that the development will be mostly screened from the front and sides

Consultation Responses

9. West End Parish Council – No Comment
10. Asset Management – No Comment

Policy Context and Designations Applicable to Site

- Within Proposed Built-up Area Boundary
- Within Established Residential Area

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking);

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

11. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

12. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid-2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

13. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
14. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances

should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

15. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

16. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Sustainable Development:

17. Section 2 of the NPPF (February 2019) states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
18. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways) that should be delivered through the preparation and implementation of plans and the application of the policies in the Framework.
19. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
20. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the Environment. Details elsewhere in this report set out the Climate

Change and Environmental implications of this application and their proposed mitigations.

Principle:

21. The site is currently acknowledged in the 2001-2011 Local Plan to be designated countryside and open space but since the adoption of this local plan the site has been signified in the 2016-2036 Emerging Local Plan as a housing allocation and within the proposed urban edge; in which this site has since been developed as a housing estate under planning permission F/15/77718.
22. Therefore, this proposal will be assessed primarily under Saved Policy 59.BE due to its characteristics in an urban area and its allocation in the proposed urban edge in the 2016-2036 Emerging Local Plan that has considerable weight attributed to it.

Policy:

23. Saved Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Design and layout:

24. The development is within the proposed urban edge where the principle of development is acceptable.
25. The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
26. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as existing. The proposal does not include the addition of any bedrooms so will leave the dwelling with its current parking requirements.

27. The proposed use of the extension is to accommodate an extended living area including a dining area, extended kitchen, and a playroom.
28. The design and layout respect the character and appearance of the locality.
29. The proposal is a modest, subservient addition which cannot be seen from the street scene. The extension will be largely screened to the sides from neighbouring properties due to the location of the existing attached side garages that extend past the rear building line and are present between the properties.
30. The proposed design reflects the main dwelling with a proposed mono-pitched roof to mirror the main dwelling's pitched roof and is proposed with materials to match the existing original property.
31. There will be no adverse impact upon trees or other natural features worthy of retention.

Residential Amenity:

32. Saved policy 59.BE requires proposed development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.
33. 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.
34. There are no proposed side windows, and the proposed rear windows and doors will face into the private garden space, of which these will be re-used from the existing property and therefore will have a minimal impact which is similar to that of existing. Additionally, there are no immediate neighbours that overlook the rear and due to the screening from the side garages, there is no unacceptable overlooking or loss of privacy. Moreover, the proposed rooflights will not create a detriment to the neighbouring properties.

Sustainability Measures and Climate Change:

35. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. Details elsewhere in this report set out the Climate Change and Environmental implications of this application and their proposed mitigations.

Equalities Implications:

36. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

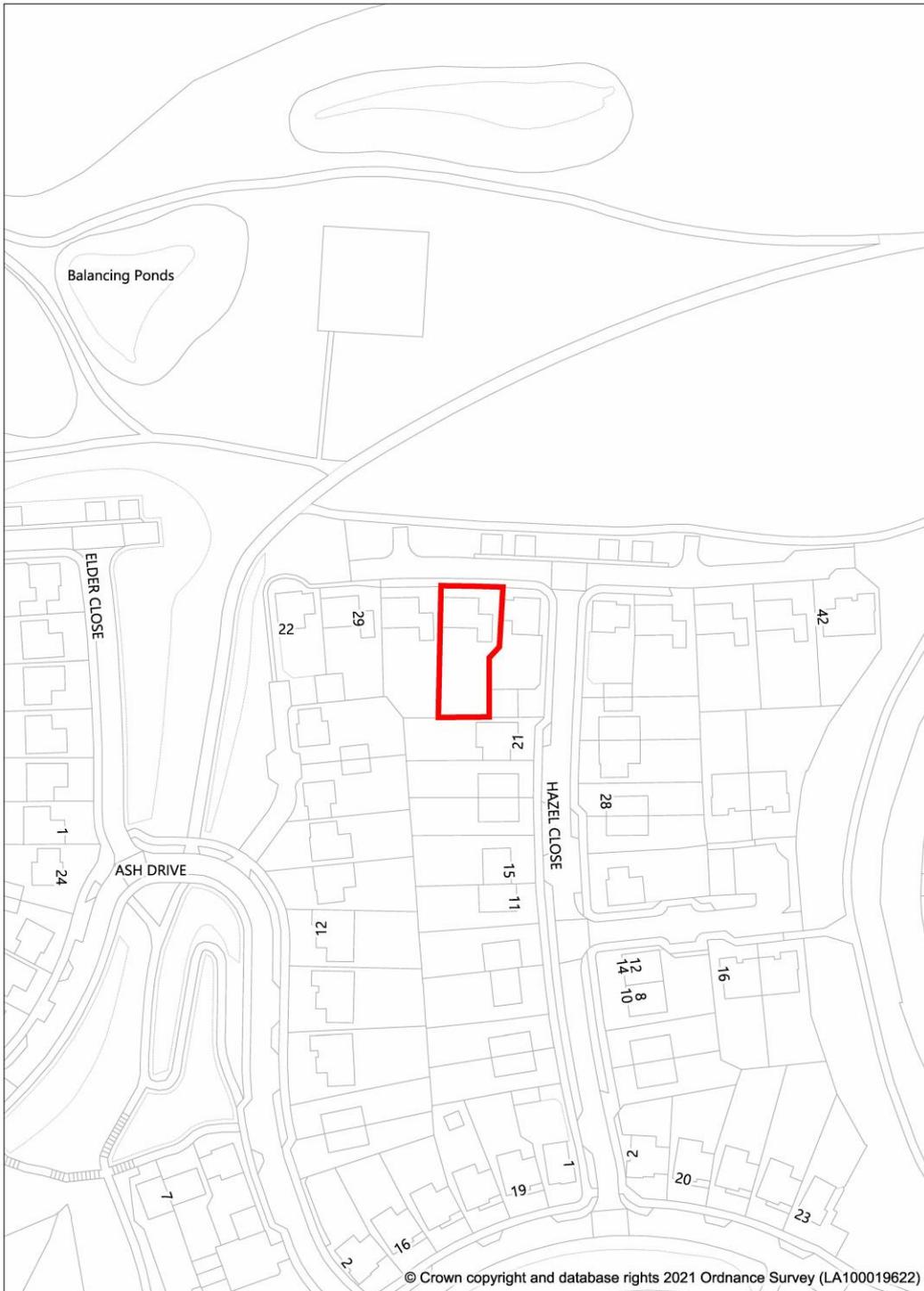
- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

37. 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

To conclude, after assessing the application, the recommendation is to permit. The scheme will not create a detriment to neighbouring properties and is considered a subservient addition to the main house.

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Address: 25 Hazel Close, West End
SO30 3JP

Date: 11/02/2021 Scale: 1:1250