

(HEWEB, Hedge End, West End and Botley Local Area Committee,
19/09/2022)

Application Number: H/22/92920
Case Officer: Alexandra Stone
Received Date: 20/04/2022
Site Address: 8 Chapel Close, West End, SO30 3FF
Applicant: Zoe Green
Proposal: Conversion of utility and single storey rear extension to create attached annex, new porch and raised patio to the rear

Recommendation: Permit

CONDITIONS AND REASONS:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: GREE003

Reason: In the interest 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. The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

5. The development hereby permitted shall not be brought into use until a minimum of 3 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

6. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

7. Note to Applicant: This application has been flagged up as being near records of bats. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Report:

1. This application has been referred to Committee because an EBC Councillor lives in close proximity.

Site Characteristics and Character of the Locality

2. The property is a three bedroom semi-detached house with an open gable roof. The dwelling has an attached rear lean-to conservatory with an outbuilding to the side of the garden.
3. The property is predominantly surrounded by two storey semi-detached dwellings of similar designs and materials. However, there is some variation in the detailing of the external elevations. There is also a terrace of three bungalows to the immediate north east of the site, behind the main two storey houses
4. There are three bungalows to the side of the dwelling.

Description of Application

5. This application is to convert the existing utility room into an annex, including the construction of a cross gable single storey rear extension.
6. To replace the existing rear lean-to conservatory with a single storey rear extension using similar existing roof formation, attaching to the side of the proposed annex.
7. This application is also to create a new front porch with a hipped roof and also add a patio area to the rear of the main dwelling but this would be within the parameters of permitted development would sit approx. 300mm above ground level.

Details

Relevant Planning History

8. None

Representations Received

9. None

Consultation Responses

10. Parish – No Objection:

The Planning & Highways Committee for West End Parish Council have no objection to this application, however they have asked that if this application were to be approved, that a condition of its approval would be that the extension not be used as a separate dwelling at any point in the future.

11. Southern Water:

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

12.

Ecology Officer

Although there are some slipped tiles which could create gaps for crevice roosting bats on the rear (north) elevation of the roof, I don't think that this area will be affected by the proposals. The applicant should be made aware of these potential bat roost features in case they are planning to replace or repair the roof in the future, but for this application an informative should be sufficient.

Policy Context and Designations Applicable to Site

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

Eastleigh Borough Local Plan 2016-2036

Development Management policies:

13. The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management policies:

- DM1 (General criteria for new development);
- DM11 (Nature conservation);
- DM14 (Parking).

Supplementary Planning Documents

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

National Planning Policy Framework

14. 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.

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 Adopted Local Plan 2016-2036 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.

Principle:

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

18. As set out in policy DM1, development should 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, the countryside, and the coast.

Design and layout:

19. The design of the single storey rear extension are suited to the host dwelling in terms of their form, scale and appearance.
20. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
21. The design and layout respect the character and appearance of the locality. The front porch is of similar design to the adjacent property, therefore in-keeping within the close.
22. The rear extension would remain unseen from the principal elevation. The development is only at single-storey level which will limit its overall presence, especially with boundary treatment screening a direct view.
23. The conservatory is being replaced with single storey rear extension, set away from the neighbouring property and is a modest addition.
24. The annexe is proposed with a linking door the main dwelling with only a rear external door. The annexe has limited separate provision and proposes a small kitchenette, showering facility and small living space with bedroom. It is considered that with this space, the occupant would still rely on the main household for socialising and sharing some meals together. A condition will also be placed to ensure the space is only used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Residential Amenity:

25. 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.
26. The proposed extension and annex will not result in an unacceptable impact on neighbouring dwellings through overlooking, loss of light and loss of outlook.
27. A side window is proposed on the east side towards no. 9 This additional window would serve the bathroom which is likely to be obscure glazed (can be conditioned if ness. There is a roof light which is above average head height so is not expected to cause unacceptable overlooking and would only overlook public frontage of neighbouring bungalows.

Access and Parking Matters:

28. The proposed extension and annex would mean there is a requirement for an additional parking space on site in accordance with the Residential Parking Standards SPD. If approval is granted, the dwelling would have 4 bedrooms, 3 parking spaces will be required minimum.
29. There is ample space within the curtilage of the dwelling house to accommodate this. This will be supported by a condition to ensure the parking spaces are implemented before the development is brought into use.

Sustainability Measures and Climate Change:

30. 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.
31. 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.

Other material considerations

32. There will be no adverse impact upon trees or other natural features worthy of retention.

33. There are no likely significant impacts on the SPA.

Equalities Implications:

34. 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.

35. 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

36. The proposed porch would be in-keeping in the street scene as similar in design to neighbouring properties. The rear extensions are a modest addition to the main dwelling house. The annex is accessed through the main house and so will function as part of the existing property.

The application is recommended for permission as it accords with the development plan.

8 Chapel Close, SO30 3FF

