

DELEGATED OFFICER REPORT

Application Ref: H/21/89537

Site Address: 72 Chalk Hill, West End, SO18 3DB

Case Officer: Yves Watt

Description: Two and single storey side extension, two storey rear extension, new front porch, new timber cladding and render to all elevations

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Within Established Residential Area HRA Screening Area Within Solent Mitigation and Disturbance Zone Tree Preservation Order SGN Pipeline Medium Pressure		

Planning History?	Yes ☒	No ☐
Z/28093/002/00 (1993) – Construction of two storey side extension - Permit		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two (2) representations received in support from nos. 65 & 74 Chalk Hill. A summary of their comments are as follows: - Love the design - Very happy with size of proposal - Enthusiastic about the timber façade upgrade - Extension is in keeping with the environment		
Parish Council:	No response.		
Tree officer:	No objection subject to a condition relating to the Tree Protection Plan.		
Asset Management:	No response.		

Site Visit:	Yes ☐	No ☒
Owing to Covid-19 restrictions on and protocols relating to travel and social distancing the officer assessment of this application has been carried out based on the information supplied by the applicant, use of commercial and EBC GIS aerial photography and Streetview, and officers' existing knowledge of the location.		

Policy:
National Planning Policy Framework Section 12 National Planning Practice Guidance Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in consideration and determination of planning applications.
Development Plan: <u>Eastleigh Borough Local Plan Review (2001-2011)</u> saved Policies 25.NC, 59.BE & 104.T
The <u>Eastleigh Borough Local Plan 2011-2029</u> 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 While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

The Eastleigh Borough Local Plan 2016-2036 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 late early 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 Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places, Residential Parking Standards and Hedge End, West End and Botley Character Appraisal Area (HEWEB 3)

Assessment:

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: - "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- Amended plans/information received. These are considered to be minor amendments to the proposed works and do not require neighbour re-notification.

The development is considered acceptable and complies with saved Policies 25.NC, 59.BE & 104.T:

- The site is located within the urban edge where the principle of development is acceptable subject to the exact nature, design and impact of the proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents.
- The proposed works would not cause adverse harm to the character and appearance of the area by reason of its, size, siting, mass, scale, design, and materials. The character and appearance of the locality would be preserved.
- The proposed works would not result in an overdevelopment of the site and would retain sufficient amenity space.
- The development accords with guidance set out in the 'Quality Places' SPD in that there would be no unacceptable impact on the amenity of the neighbouring properties through overbearing impact, overshadowing, overlooking and or a loss of privacy. It should also be noted that no neighbour objection has been received in this respect.
- No impact with regards to off-street parking or highway safety (See drawing no. 003 Rev B – proposed site plan). Three off-street car parking spaces proposed.
- There are no trees or other natural features worthy of retention on site that would be affected by the proposed development. See Tree officer comments above.
- The proposed works are not considered to result in a likely significant impact on biodiversity.

Climate Change:

National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. The Climate Change and Environmental implications of this application and their proposed mitigations have been considered.

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 ☐