

DELEGATED OFFICER REPORT

Application Ref: H/22/92988

Site Address: 6A WOODSIDE WAY, HEDGE END, SOUTHAMPTON, SO30 4BH

Case Officer: Gary Osmond

Description: Two storey side extension with front and rear dormer windows

Particular Site Constraints?	Yes ☒	No ☐
Sloping site and immediately adjacent to a public footpath.		

Planning History?	Yes ☒	No ☐
H/21/90711 - Single storey side extension to south-east elevation, single storey garage/workshop extension to north-west and single storey studio extension to rear – Approved Nov 2021		

Publicity:	Letters ☐	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Hedge End Town Council:	No Objection.		
Ecology:	There are records of bats nearby and there is a woodland on the southern boundary of the house. A preliminary bat roost assessment is required. The report should also provide recommendations for biodiversity net gain for this proposal.		

Site Visit:	Yes ☒	No ☐
Details: 08/07/2022		

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 Appraisals.

Assessment:
The development is considered acceptable and complies with saved Policies DM1, DM2, DM11 and DM14 in that: • The development is within the urban edge where the principle of development is acceptable. • The design of the side extension is suited to the host dwelling in terms of its form, scale, and appearance. • The development would not be an overdevelopment of the site, even if the existing planning consent is constructed, would retain sufficient amenity space, and meet parking standards for the enlarged dwelling.

- 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.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- The gable end which the proposed extension will attach to is brick faced and not tile hung. This is also a modern build property with tight fitting soffits, meaning that the likelihood of the property being used as a bat roost are minimal, particularly given the presence of mature trees and older properties in the close vicinity, which would be more suitable. that being the case, a full bat survey is considered excessive. However, an advisory note is included in relation to the potential for bats.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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** ☐

Subject to the following conditions:

- Approved plans;
- Commencement within three years; &
- Materials to match existing.
- Note: relating to bats