

DELEGATED OFFICER REPORT

Application Ref: H/22/93105

Site Address: 112 WELLSTEAD WAY, HEDGE END, SOUTHAMPTON, SO30 2LE

Case Officer: Alexandra Stone

Description: Single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Order		

Planning History?	Yes ☒	No ☐
A/06/56917 – Consent to the Advert Display – 06/07/2006 Retention of 2No. free standing non-illuminated signs and 4No. flagpoles and display of 5No. free standing non-illuminated signs R/09/66119 – Approve the Reserved Matters – 30/03/2010 Reserved matters pursuant to outline planning permission Z/00465/0 for the construction of 133 dwelling with associated roads, footpaths, landscaping and engineering works (all reserved matters) (part amended layout) to that approved under R/09/64385 X/06/57557 – Permit – 01/09/2006 Variation /40065/0 dated 23/12/2004 to allow occupation of up to 150 dwellings prior to the completion of improvements to the A334, Charles Watts Way west of junction 7 of the M27 X/07/60043 – Permit – 10/03/2008 Relief of condition No.43 of planning permission Z/40065/0 dated 23 December 2004, to omit the requirement to carry out improvements to the A334, Charles Watts Way, west of junction 7 of the M27 Z/40065/000/00 – Grant Outline Permission – 23/12/2004 Outline application: Residential development for 680-765 dwellings on 16.5 hectares, primary school on 1.2 hectares, urban park on 6 hectares and development for business use (offices and/or light industry) with two vehicular accesses off Tollbar Way, associated landscaping, roads and infrastructure (total site area 27.8 hectares) R/05/55229 - Permit – 22/12/2005 Reserved matter pursuant to outline planning permission Z/40065/000 dated 23/12/04 for the construction of infrastructure roads, sewers and balancing ponds V/11/68914 – Permit Variation – 01/06/2011 Variation to schedule 10 of section 106 agreement dated 23/12/2004 for planning permission Z/40065/000 for development at Dowds Farm to provide a single combined play area on the urban park in the existing location R/09/64385 – Approve the Reserve Matters – 26/03/2009 Reserved Matters pursuant to the outline permission Z/40065/000 for the construction of 149 dwellings with associated roads, footpaths, landscaping and engineering works (all reserved matters)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Tree Officer:	No Objection		

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

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 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.

Design and layout

- The design of the single storey 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, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

- 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.
- There are no windows to the side elevation.

Other material considerations

- There will be no adverse impact upon 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 ...