

DELEGATED OFFICER REPORT

Application Ref: H/22/92948

Site Address: 31 Royston Avenue, Eastleigh, SO50 4NH

Case Officer: Summer Sharpe

Description: Single-storey side extension.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Nature conservation		

Planning History?	Yes ☒	No ☐
Application no.	Proposal	Decision
H/22/92247	Two storey side extension. Single storey front porch & covered bin store.	Refused (March 2022)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal.

Site Visit	Yes ☒	No ☐
A site visit was undertaken 19 January 2022 as part of previous application (H/22/92247).		

Assessment:

Site & Surroundings

The application site comprises a two-storey semi-detached dwellinghouse, located to the south-east of Royston Avenue. The property itself is set back from the road by a modest front garden and parking provisions, which are also located along the side of the dwelling. The dwelling is finished in facing brickwork with a pitched tiled roof and white upvc fenestration, including a small front porch.

The surrounding area predominantly comprises residential dwellings. To the north are the rear gardens of properties relating to St Catherine's Road, to the south is the adjoining neighbour (no.33 Royston Avenue). To the east are parking provisions (which appear to relate/ serve Shakespeare Junior School – further east of the application site). To the west is some green space and other residential properties. There is a general sense of uniformity in terms of appearance of dwellings within the vicinity, although it is noted that some properties have been extended/ altered.

Proposal

The application proposes a single storey side extension which would project approx. 2m from the side elevation, (north-east – towards the boundaries of the rear gardens of 37 and 35 St Catherine's Road). The proposal would have a hipped roof with eaves measuring approx. 2.3m, an overall height of approx. 4.2m, and a depth of 10m, which would slightly project beyond and would wrap around the principal elevation (approx. 1.5m). The proposal would be finished in materials to match the existing.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the considerations set out within this report.

It should also be noted that previous planning application H/22/92247 was refused on the basis of; poor design, and adverse impact upon neighbouring properties (35 and 37 St Catherine's Road) to the north-eastern boundary. Within the Officers Report, there was an 'other matters' section which noted that the Local Planning Authority (LPA) had contacted the Applicant requesting the proposals be reduced from two-storey to single storey. Whilst no communication was forthcoming within the previous application, post decision the Applicant has amended the proposals in line with the LPAs previous advice, and as such has submitted this subsequent application.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The proposed side/ front extension/porch, as a result of its dimensions and single storey nature would be considered an appropriate addition with regard to the host dwellinghouse. Further, the proposals would be finished in materials to match the existing.

The proposals are of a reduced size and mass when compared to the previously refused scheme and are now considered to be acceptable. Further to this, it is noted that there are other properties which have been extended and altered within the vicinity. As a result of this, the proposals would not appear out of character when read within the context of the surroundings. As such, and to conclude the proposals are considered to be in accordance with the abovementioned policy and would be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

As a result of the location of the proposal to the north-east, the adjoining neighbour to the south (no.33 Royston Avenue) would not be impacted upon.

The proposals would, however, impact upon the neighbours to the north (37 & 35 St Catherine's Road). From the submitted Block/ Site Plan, it is noted that 37 and 35 St Catherine's Road have rear garden depths of approx. 10m. From a site visit it was also noted that there are outbuildings within these gardens, which may provide some mitigation toward the proposed single storey side extension. The proposal would be slightly set in from the shared boundary (approx. 0.8m) and would have modest eaves height. The overall height of the extension would be 4.2m and given the proposed roof form this would

slope away from the neighbouring properties. The proposal is therefore not considered to result in an adversely harmful impact upon the amenities of the neighbouring properties.

The amended plans have reduced the proposals from two-storey to single storey, including a different roof form, therefore the impact upon the neighbouring properties has been lessened to such an extent that the proposals are not considered to result in an adverse impact upon the amenities of the neighbouring properties.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application site is currently a 3no. bed dwellinghouse, whereby the SPD requires the provision of 2no. off-street vehicular parking provisions. The application site currently provides these parking provisions in the form of a driveway. Previously the application proposed an additional bedroom, which resulted in the increase of 1no. parking provision, but loss of off-street parking provisions. This application proposes the addition of a single storey side extension, resulting in a loss of off-street parking, however, would not generate any additional parking spaces. It is therefore concluded that the application site could still provide 2no. off-street parking provisions and would therefore be acceptable in this regard.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

As part of planning application H/22/92247, the Councils Ecologist noted that there were records of bat roosts, nesting swifts and hedgehogs within close proximity to the site, as well as slow worms being within 50m of the site. The Ecologist concluded that the proposals would not result in an adverse impact upon these protected species, however, has noted that should the application be permitted the addition of an informative must be included to cover any unforeseen circumstances. Whilst the proposals within this application are smaller, it is still recommended that the previous informative be imposed.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, 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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐