

DELEGATED OFFICER REPORT

Application Ref: H/22/93165

Site Address: 18 DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BA

Case Officer: Claire Campbell-Best

Description: Single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Article 4 – Direction under Article 4 restricting the use of land by hovercraft		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/35481/001/00	Construction of two storey rear extension and attached garage	Permit – 19/07/1999
F/10/66588	Single storey rear extension and detached garage	Refuse – 30/03/2010
F/13/72592	Application for new planning permission to replace extant planning permission F/10/67000 for single storey rear extension and detached garage	Permit – 17/07/2013
Note: The garage permitted under F/13/73592 has been built, the single storey rear extension did not commence and the consent for this element of the planning consent has expired.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hound Parish Council:	No Objection		
Ecology:	No objection - Biodiversity enhancement will be required. A bat box or swift nest box could be added to the side elevation or a bird box could be added to on a suitable mature tree in the garden. Flowering plants could also enhance biodiversity by providing resources for pollinators. The following websites provide examples: https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes , www.hampshireswifts.co.uk/nesting , and https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators .		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 18/07/2022		

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 application site contains a two storey semi-detached dwelling set back from the highway within a linear plot on the north-eastern side of Denzil Avenue. To the front there is a hardstanding driveway with an access down the side of the property and a relatively long rear garden. The property forms part of a residential estate with similar style housing on either side of Denzil Avenue.

The application proposes a single storey rear extension with a pitched roof which would be located on the north-east elevation of the host dwelling. The proposed extension would allow for the internal reconfigurations of the ground floor. This would include the removal of internal walls to provide a large open plan kitchen/dining/living area and a ground floor WC. The extension would be served by 2no. rooflights, a set of bi-fold doors and gable end glazing and would be finished in materials to match the existing.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 in that:

- The development is within the urban edge of Netley where the principle of development is acceptable.
- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.
- The extension would be sited to the rear elevation of the host dwelling and would not be visible to the public realm and is not considered to be visually intrusive.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 proposed to the side elevations of the extension; there would be 2no. rooflights in the roofspace and the bi-fold doors and gable end glazing on the rear elevation overlook the rear garden only. As such the proposal will not result in an unacceptable level of overlooking.
- 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.

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: This application recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐