

DELEGATED OFFICER REPORT

Application Ref: H/22/93157

Site Address: 27 DERBY ROAD, EASTLEIGH, SO50 5FD

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and internal alterations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built Up Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding EBC Sold Land Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No Comment		
Ecology:	The only area of concern for bats is under the upper storey windows, so no further surveys are needed, but please could you add the following informative to the decision letter: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. In addition, no scaffolding shall lean against the building in the vicinity of the upper storey windows. Biodiversity enhancement is required. A bat box or a swift nest box could be installed. House sparrows will use swift nest boxes if swifts are not using them. Further information is available at https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes and https://www.hampshireswifts.co.uk/nesting.		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/07/2022		

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:

Site and Proposal

The application site contains a two storey semi-detached dwelling which occupies a skewed position in a triangular plot on the junction of Derby and Hardy Road. The dwelling features a two-storey projecting catslide roof gable end and two sets of bay windows at the front and side. Due to the triangular plot, the rear garden is relatively small and narrow. The side and front garden is more generous, with the side garden also serving as a driveway. The surrounding area contains similar style interwar dwellings where the corner properties are orientated much the same as the application site.

This application proposes a flat roof single storey rear extension which would be located on the south-western elevation. The extension would have an 'L' shaped footprint and would project in depth at its greatest by approx. 5.0m and span the width of the property. The proposed extension would be served by a glass roof lantern and two sets of bi-folding doors. The extension would allow for internal reconfigurations within the property and allow for a larger kitchen/diner.

Principle

The development is within the urban edge of Eastleigh where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan

Design and Layout

- 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.
- Owing to the orientation of the host dwelling, a proportion of the extension would be visible to the public realm. As the proposal would be single storey it is not considered that the extension would be visually intrusive.
- The rear garden is small and narrow but there is a reasonable size side and front garden which can be utilised by the occupants. On balance, the proposal would not be an overdevelopment of the site.
- The proposal does not include any additional bedrooms, adequate parking remains on site and complies with the Residential Parking Standards SPD

Residential Amenity

- The proposed extension would be sited right up to the shared boundary with the adjoining neighbour no. 2 Hardy Road and would be next to a lounge/dining room window where there would be some loss of daylight. Although the development does come close to the 45-degree lighting test, no.2 has a reasonably open aspect and therefore their ground window would still receive a reasonable amount of light. There have also been no neighbour objections from this neighbour.
- The only window in the extension is the roof lantern, the bi-fold doors on the rear elevation overlook the rear garden only. As such the proposal will not result in an unacceptable level of overlooking.
- During the site visit, it was noted there is sporadic and incomplete boundary treatment to the rear garden, the agent has confirmed 1.2m high close board fencing will enclose the garden.

- There will be no adverse impact upon trees or other natural features worthy of retention and 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 is recommended for approval, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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