

DELEGATED OFFICER REPORT

Application Ref: H/22/93129

Site Address: 25 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

Case Officer: Alexandra Stone

Description: single storey side extension to join existing garage to the property

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul - Flood Zone 2		

Planning History?	Yes ☒	No ☐
Z/13919/000/00 – Defer – 01/02/1973 Proposed development of land to provide 18 units of living accommodation with integral garages Z/1391900C/00 – Grant Outline Permission – 13/11/1978 three detached houses and double garages Z/13919/001/00 – Permit – 20/10/1982 erection of 3 detached dwellings with double garages and construction of access Z/13919/002/00 – Grant Outline Permission residential development Z/13919/00500 – Permit – 17/10/1984 erection of 8 detached dwellings with garages		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments received		
Southern Water:	An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer.		
Ecology Officer:	This property has Monk's Brook, a tributary of the River Itchen, on its western boundary. There are records of hedgehogs in the near vicinity and records of otters to the south, where Monk's Brook crosses under Leigh Road and the M3. A CEMP will be required to include measures for protection of wildlife and protection of the watercourse from sediment that could be carried by runoff and of any other pollution during construction. Biodiversity enhancement will also be required. There is a record of swifts nearby, so an appropriate enhancement would be a swift nest box mounted on the main house. Further information is available on the Hampshire Swifts website https://www.hampshireswifts.co.uk/ .		

Site Visit:	Yes ☒	No ☐
Details: 27/07/2022		

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 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.
- The proposed roof form respects that of the existing dwelling and so would reflect the existing character. In addition, the proposed materials are as existing, and the overall size and scale is acceptable.

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.

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 ...		