

DELEGATED OFFICER REPORT:**Application Ref:** H/22/93128**Site Address:** 280 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AU**Case Officer:** Clare Martin**Description:** Two and single storey rear extensions

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☐	No ☒
Details ...		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 letter of support</u> (278 Leigh Road) <u>1 comment letter</u> (11 North End Close) There is a very attractive and tall tree in the back garden of No. 280 Leigh Road. Viewed from North End Close, it looks as if would not interfere with any projected rear extension. However, if it were to be cut down, it would be regrettable - not least because there would be a considerable loss of amenity from the point of view of wild life and of other properties in the area. Perhaps this tree has a TPO in any case. <u>Local Planning Authority Response</u> While comments regarding the tree are noted, the position of the tree means it is not likely to be directly affected by the planning application. Any suggestions for new TPO's will need to be made through the council's tree department.		
Ecology Officer:	<u>No objection</u> Bats – Based on the photos provided I don't see any potential bat roost features or gaps in the lining, so I don't think a survey will be necessary. Please add the bat informative to decision notice. Swifts - This application is within 50 m of known breeding swifts, so the biodiversity enhancement should definitely include installation of swift bricks or swift nest boxes. Further information and assistance is available on the Hampshire Swifts website https://www.hampshireswifts.co.uk/		

Site Visit:	Yes ☒	No ☐
Details: carried out 21/7/22		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 planning policy in that:

- The site is within the urban edge where the principle of development is acceptable.
- The design of the single and two storey extensions are suited to the host dwelling in terms of its form, scale and appearance.
- The extensions are located at the rear of the property where they are not visible from the public realm and will fit in with the residential character of the locality.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The property's frontage is of a sufficient size to accommodate three car parking spaces as required under the council's residential parking standards SPD.
- The size of the two and single storey extension are in proportion to the dwelling and neighbouring properties. The proposed extensions are set in from the site boundaries and are not considered to have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The development accords with guidance set out in the 'Quality Places' SPD.
- There will be no adverse impact upon trees or other natural features worthy of retention. No objection has been raised by the ecology officer and a note to applicant will be used about bats and biodiversity improvements.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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 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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Emerging Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved Policies 34.ES and 37.ES of the Local Plan, Policies S1, DM2 and DM3 of the Emerging 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...