

DELEGATED OFFICER REPORT

Application Ref: H/22/93322

Site Address: 34 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BQ

Case Officer: Rachael Morris

Description: Proposed two storey side extension and ridge increase(resubmission)

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

Planning History?	Yes ☒	No ☐
- F/04/51557 - Construction of single storey side extension following demolition of existing single storey side extension – Permit – Aug 2004 - H/21/91775 - Proposed two storey side extension and ridge increase – Permit – Jan 2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Tree Officer:	There are some significant, protected trees in the neighbouring properties to the south. However, these are suitably distant from the proposed development area to warrant concern or formal protection measures. Whilst there are other small trees / shrubs within the site, none are significant. Therefore, we raise no arboricultural objection to the proposals.		
Ecology:	No surveys are necessary, 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. Biodiversity enhancement will be required. Built-in swift bricks and/or bat bricks/tubes would be most appropriate in the new 2 storey extension. Built in boxes do not require maintenance and cannot fall off. Further information is available on the Hampshire Swifts and Bat Conservation Trust websites. http://www.hampshireswifts.co.uk/, https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes. Planting a range of flowering plants will also help attract pollinators.		

Site Visit:	Yes ☒	No ☐
Details: 20/12/2021		

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, 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.
- The previous planning application approved the two-storey side extension and ridge increase where this application proposed a minor change to the ridge slope angle and additional window to the west side elevation at first floor level.

Design and layout

- The design of the two-storey side extension and ridge increase 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 proposal does not incorporate any additional bedrooms and will leave the parking arrangements unaffected.
- The design and layout respect the character and appearance of the locality.
- The proposal involves the increase in roof ridge with angle alteration from the previous application to 45 degrees is not an unacceptable change and will still accord with the street scene.
- The associated drawings errors that were present on the previously approved plans including headroom to the storage within bedroom 1 and an appropriate eaves overhang have been rectified within this application.

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.
- The proposed additional side window would not result in unacceptable overlooking or loss of privacy. This window would be similar to the existing side windows.

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 ...