

DELEGATED OFFICER REPORT

Application Ref: H/22/93166

Site Address: PLOVERFIELD WEST, PLOVERFIELD, LONG LANE, BURSLEDON, SOUTHAMPTON, SO31 8DA

Case Officer: Alexandra Stone

Description: Demolition of conservatory and replacement of single storey front extension new flat roof extension, driveway and partial garage conversion to annex

Particular Site Constraints?	Yes ☒	No ☐
- Conservation Area – Old Bursledon - Article 4 – Restricting the use of land by Hovercraft , Removing Permitted Development rights within the curtilage of the dwelling house. - Tree Preservation Orders – 28-E - Historic Parks and Gardens – Ploverfield		

Planning History?	Yes ☒	No ☐
T/16762/000/00 – Consent to Tree Works – 13/01/1976 Tree works C/16762/002/00 – Permit – 05/01/1995 Addition of new front porch and removal of existing chimney T/16762/003/00 – Consent to Tree Works – 13/09/1996 Felling of various trees T/16762/004/00 – Consent to Tree Works – 13/03/1997 Felling of flowering Cherry C/16762/005/00 – Permit – 30/06/1997 Construction of wooden shed/ garage C/16762/006/00 – Permit – 03/07/2001 Two storey and single storey front extensions, two storey, single storey and first floor side extensions with balcony C/16762/007/00 – Permit – 21/06/2002 Construction of detached double garage H/21/90066 – Permit – 21/06/2021 Erection of outbuilding		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	Objection on the grounds of Conservation Officer original comments. No Updated comments on amended plans.		
Conservation Area Officer:	Holding Objection. Amended plans obtained - No Objection		
Ecology Officer:	No Objection		
Tree Officer:	No Objection subject to conditions		

Site Visit:	Yes ☒	No ☐
Details: 08/07/2022		

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- Old Bursledon.

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 a Conservation Area.

Zone 6, Long Lane:

4.121. This zone is formed of open ground on the high point of the area with long views to the east towards Swanwick. The recreation ground is primarily short grassland with treed boundaries. Bursledon Windmill is surprisingly prominent to the east.

4.122. There are several buildings that bound the recreation ground which are locally significant, making a positive contribution to the character of the zone: East, South and West Ploverfield.

Design and layout

- The design of the single storey extension is suited to the host dwelling in terms of its form, scale and appearance.
- The off white glazed bricks compliment the dwelling as they are of similar colour to the proposed painted brick work.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. Although partially converting the garage to an annex, there is ample parking to the front of the dwelling house.
- The design and layout respects the character and appearance of the locality.
- The single storey extension replaces the existing conservatory. The floor plans show the extension to be approx. 2m smaller in width in comparison to the conservatory.
- The Elevations that are proposed to be painted white could be implemented under Permitted Development.
- The proposed railings are more in keeping with the proposed extension in the way of colour and design.
- The front entrance is more sympathetic to the main dwelling.
- Amended plans were sought along with samples of brick to make clear where the applicant intended to paint the brickwork, making it clearer to see the overall look of the building and how it will affect the dwelling.

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 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 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 ☐
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Comments ...
