

DELEGATED OFFICER REPORT

Application Ref: H/22/93178

Site Address: WAYSIDE, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DG

Case Officer: Alexandra Stone

Description: Conversion of conservatory to a single storey flat roofed boot room.

Particular Site Constraints?	Yes ☒	No ☐
- Conservation Area - Article 4 Restricting the use of land by Hovercraft - Article 4 Removing permitted development rights within the curtilage of the dwelling house - Rights of Way – Footpath - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
T/29868/001/00 – Consent to Tree Works – 08/04/1988 Conservation area Consent: Felling of Tree N/08/62526 – Raise no objection – 21/05/2008 Notification of intent to fell 3no. Conifer trees in rear garden (amended description) C/29868/002/00 – Permit – 20/07/1998 Addition of conservatory to front C/07/60935 – Permit – 12/10/2007 Construction of 3 storey side extension, terrace and dormer window to side, conversion of garage and erection of detached carport NC/19/84850 – Raise no objection – 04/03/2019 Notification of intent. 1 no. Silver Birch- remove 2 lower branches (no.11) 1 no. Silver Birch - reduce in height by 2 metres (no.4) 1 no. Beech? - Fell (no.8) 1 unknown species- Fell (no.7) H/19/85772 – Permit – 23/09/2019 Construction of entrance porch		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>Lingmell, Kew Lane:</u> We wanted to comment on this application, it is directly opposite and in view of our house. We are supportive of the application: we think the proposed room will provide a good, more aesthetically appropriate, and more energy efficient, replacement for the current conservatory.		
Parish Council:	No Objection		
Southern Water:	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.		
Ecology Officer:	No Objection		
Conservation Area Officer:	Holding Objection		

Site Visit:	Yes ☒	No ☐
Details: 10/08/2022		

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:

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 a Conservation Area;

Policy BU7 in the recently adopted Local Plan states that 'Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they: b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced.'

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 extension will be of the same footprint of the existing, similar in appearance as using render and brick as is the dwelling house.
- 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 extension is set back from the principle elevation and that from the road. It is also heavily screened by vegetation.

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 ...