

DELEGATED OFFICER REPORT

Application Ref: H/22/93240

Site Address: JOANNA VIEW, 349B FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 8AA

Case Officer: Alexandra Stone

Description: Loft conversion and add a flat roof dormer

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

Planning History?	Yes ☒	No ☐
F/08/62461 – Refuse Planning Permission – 13/05/2008 Erection of 3no. four bed detached dwellings with associated parking and double garage to the rear following demolition of 349 Fair Oak Road F/08/63458 – Permit – 10/07/2009 Construction of 4-bed chalet style dwelling following demolition of detached garage and widening of existing vehicular access F/10/66785 – Permit – 07/05/2010 Construction of 4-bed chalet style dwelling following demolition of detached garage and widening of existing vehicular access (amendments to planning permission F/08/63458 - single storey rear extension raising existing roof and raising rear gable projection) part retrospective F/14/75151 – Permit – 18/11/2014 Extension to roof at rear, including a rear dormer window, to provide additional first floor accommodation, new vehicular access and 1.8m panel fence between properties F/18/83458 - Permit – 21/08/2018 Construction of 2no. four bedroom detached houses with integral garages and parking following demolition of existing dwelling. F/18/84199 – Refuse Planning Permission – 20/12/2018 Construction of 2no. four bedroom detached houses with integral garages and parking following demolition of existing dwelling X/19/85356 – Permit – 29/05/2019 Minor material amendment to vary condition 2 (Approved plans) of permitted application F/18/83458, to replace first floor window with floor to ceiling glazing. X/19/87095 – Permit – 17/02/2020 Variation of condition 2 of planning permission F/18/83458, to enable the addition of roof lights to single storey rear extensions of units one and two, addition of window to en-suite to unit one and addition of new windows to dining room and en-suite to unit two.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water.		
Ecology Officer:	No 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 within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the proposed dormer window 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. Although there is to be a 5th bedroom proposed, This does not alter the number of parking spaces required under the Residential Parking Requirements SPD.
- The design and layout respects the character and appearance of the locality.

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 ☐

Comments ...