

DELEGATED OFFICER REPORT

Application Ref: H/22/93276

Site Address: 12 SPRING CLOSE, FAIR OAK, EASTLEIGH, SO50 7BB

Case Officer: Alex Webb

Description: Two storey side extension, single storey front extension to include new porch area, raised patio area.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones HRA Screening Criteria (River, SAC, SPA & Ramsar) Aviation safeguarding Airport Safeguarding Zone Sewers – SW Sewers 2m Buffer		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water	Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. 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. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
17/08/2022		

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.

Assessment:

The application site is located in a residential area consisting of 1960s dwellings similar to the application property. 12 Spring Close is a two storey semi-detached dwelling with parking to the front. There is a side gate leading to the side and rear garden which is of a modest size. The front of the property is level and the rear garden slopes down towards the south east. The site is open to the front with 1.8 – 2.0 metre fencing along the side and rear boundaries.

The proposal is for a two storey extension on the side elevation (south west) which incorporates a single storey extension to the front elevation (north west) to provide for a new porch area. The proposal also includes a raised patio area in the rear garden.

Externally, there would be a new front door and an additional casements on the ground and first floor levels on the front (north west) elevation, there would be two casement windows at ground floor level on the side (south west) elevation and a casement window at first floor level with a set of doors at ground floor level on the rear (south east) elevation of the extension. Internally, the extension would allow for an open plan family and kitchen area and a new utility room on the ground floor. At first floor level there would be an additional bedroom and ensuite.

As the proposals would result in an additional bedroom, 3 on-site parking spaces need to be provided as the property is increasing from a 3-bed to a 4-bed property (in accordance with our residential parking standards SPD). The additional space is to be provided to the front (north west) of the property as shown on the submitted plans.

The development is considered acceptable and complies with Policies DM1, DM2, DM11 and DM14

- The development is within the urban edge of Fair Oak where the principle of development is acceptable.
- The design of the extensions and alterations are 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 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 design and layout respects the character and appearance of the locality.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the 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.

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: For the reasons set out above, the application is recommended for permission.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...