

DELEGATED OFFICER REPORT

Application Ref: H/22/93451

Site Address: 35 DAKOTA WAY, EASTLEIGH, SO50 5TY

Case Officer: Alexandra Stone

Description: Flat roof single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - SGN Gas Pipeline – High Pressure - Article 4 to excluding classes 1 and 2 from Permitted Development		

Planning History?	Yes ☒	No ☐
Z/39705/000/00 – Permit – 21/04/2005 Outline: erection of 432 dwellings (of 2, 3 and 4 storeys in height), 638 square metres of b1 (business) floor space, with associated highway works and public open space and the diversion of footpath no.30 R/05/55285 – Approve the Reserve Matters – 23/05/2006 Reserved Matters pursuant to outline planning permission Z/39705/000/00 for the erection of 432 dwellings (of 2, 3 and 4 storeys in height), 638 square metres of B1 (business) floor space with associated highway works, landscaping and public open space F/08/62808 – Permit – 19/08/2008 Variation of conditions 42 and 44 of planning permission Z/39705/000 to increase the number of dwellings that can be occupied prior to the construction of the approved works to junction 5 from 50 units to 165 units F/08/62809 – Permit – 03/03/2010 Relief of conditions 42 and 44 of permission Z/39705/000 to remove the obligation to carry out works associated with junction 5 of M27. R/09/65627 – Permit – 30/09/2009 Application for approval of reserved matters pursuant to outline planning permission Z/39705/000 comprising the substitution of units with 2, 2½ and 3 storey houses and 4 storey flats on new plots 439-527 with revised layout and parking		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments received		
Ecology Officer:	No Objection		
SGN:	Objection - SGN formally object to this planning application until such time as a detail consultation has taken place. This response does not give permission to undertake any work. When consultation has taken place, your planning has been approved and works on site are due to start, another request for information and updated maps must be made via our on-line system as a 'planned works' enquiry.		

Site Visit:	Yes ☒	No ☐
Details: 05/09/2022		

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 single storey side extension 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 design and layout respects the character and appearance of the locality.
- Upon my visit, There were some wooden panels in situ for the boundary fencing which were above measurements allowed for Permitted development with no Planning Permission. The applicant has stated this is not permanent and will be removed.

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 ...