

DELEGATED OFFICER REPORT

Application Ref: H/22/93501

Site Address: 49 LAWN ROAD, EASTLEIGH, SO50 4GG

Case Officer: Claire Campbell-Best

Description: Single storey front extension

Particular Site Constraints	Yes ☒	No ☐
With Urban Edge Within Built-Up Established Area Within Built-Up Established Area HRA Screening Area EBC Owned Land Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Boyatt Wood Parish Council:	No Comments Received		
Ecology:	No objection. Biodiversity enhancements will be required		
Asset Management:	No Comments Received		
Southern Water Services:	No objection – see guidance notes		
Natural England:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 26/09/2022		

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:
<u>Site and Proposal</u> The application site contains a two storey end of terrace dwelling located on the eastern side of Lawn Road. The site is set from the highway and has an open frontage, which includes a driveway and modest front garden. The surrounding area is predominately residential with the application site forming part of a large inter-war estate to the north of Eastleigh. There are many properties in Lawn Road where front extensions/porches exist. This application seeks the approval of a single storey front extension and would form part of the principal elevation to the host dwelling. The proposed extension would fill in a

recess and would result in a flush elevation at ground floor level. The development would result in a larger lobby entrance area and a ground floor W.C. The proposal would have a mono-pitched roof as well as 1no. small window and entrance door to the front elevation. This would be finished in materials to match the existing.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Boyatt Wood, where the principle of development is acceptable.
- The design of the single storey is suited to the host dwelling in terms of its form, scale and appearance. While the extension is to the front of the host dwelling, the development would not extend beyond the principal elevation and is a modest addition.
- The design and layout respects the character and appearance of the locality. There are many examples of front extensions/porches within Lawn Road and the proposal is considered to be in keeping with the local area.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- 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. It should be noted there have been no neighbour objections to the proposals.
- The proposed extension would not result in any additional bedrooms, adequate parking will remain on site and be in accordance with the Residential Parking Standards SPD.
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐