

DELEGATED OFFICER REPORT

Application Ref: H/22/93584

Site Address: 8 CATHERINE CLOSE, WEST END, SOUTHAMPTON, SO30 3GS

Case Officer: Alexandra Stone

Description: Single storey side and rear extension, with attached garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Order - Southern Water Sewers – Foul and Surface Water		

Planning History?	Yes ☒	No ☐
T/39321/000/00 – Consent to Tree Works – 25/11/2002 Remove limb growing from first fork of main westwards scaffold branch. This limb is growing north towards 6 meadow close T/07/61603 – Part Consent Part Refuse Trees – 27/12/2007 Thinning of 2no. Oak trees to rear T/09/65409 – Refuse Tree Consent (Appeal Part Allowed)– 26/09/2009 Crown lifting to 8M 1No. Oak (T1) and felling of 1No. Oak (T2) T/10/66730 – Consent to Tree Works -13/04/2010 Crown clearing of 1 no. Oak tree (T2) T/18/83520 – Consent to Trees Works – 11/09/2018 1 no. Oak tree - Reduce low lateral limbs growing towards no 8 and no 7 by 3m .		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>7 Catherine Close (Summarised):</u> Objection on grounds of shared internal support and external structure. Concerned in regards to the damage the proposed construction could cause to the tree and existing foundations of the garage. <u>Trees/ Officers comment:</u> Regarding the public objection, it was mentioned about the foundations destabilising the tree, but the arb report states that traditional “strip” foundations must not be used, which would lower the likelihood of significant root severance. They have stated that piled foundations must be used, which are less harmful to tree roots. Structural support and foundations is a matter for Building Control.		
<u>Objection</u>			
Parish Council:	No Comments received		
Tree Officer:	No Objection		
Southern Water:	It appears that the developer is intending to build-over-to a public surface water sewer which is crossing the site. 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-over-to the sewer.		

Site Visit:	Yes ☒	No ☐
Details: 30/09/2022		

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, Trees and development.

Assessment:

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

Principle

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the first floor and single storey rear extensions are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. For a 4+ bedroom the requirement is 3 parking space minimum. The existing garage is below the measurements for standard garages so the addition of a new garage that meets the minimum internal dimensions, is a welcome addition. With the new garage included, there is ample parking within the curtilage of the dwellinghouse.
- The single storey rear extension will be in line with the neighbouring properties rear extension.

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.
- The design and layout respects the character and appearance of the locality.

Tree matters

- An Arboricultural Impact assessment Method Statement and Tree Protection Plan have been submitted as part of this application.
- The councils arboriculturalist has reviewed this information and is agreeable to the content therefore it is recommended to be secured by a condition.

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 ...