

DELEGATED OFFICER REPORT

Application Ref: H/22/93360

Site Address: 76 ASHTON GARDENS, EASTLEIGH, SO50 4DG

Case Officer: Alexandra Stone

Description: Single Storey Rear Extension

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
O/08/61909 – Grant Outline Permission -23/03/2010 Outline: Erection of 148 residential units comprising houses and flats within buildings of between 2.5 - 7 storeys with associated car parking, open space, landscaping and highway works to include demolition of existing buildings and 14 Twyford Road F/11/70108 – Permit – 13/12/2012 Erection of 113no. two, three and four storey houses and flats, with associated car parking, open space , landscaping and highway wors, following demolition of the existing buildings. As part of the original planning application “F/11/70108” a condition was imposed to restrict the erection of structures. Condition 24 of planning permission F/11/70108 reads: “Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, the buildings hereby permitted must not be extended or altered and there shall be no structures erected within the curtilages without the prior written permission of the Local Planning Authority. Reason: To protect the appearance of the site and amenity of occupants.” F/17/80111 – Permit – 05/04/2017 Single storey rear extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>75 Ashton Gardens</u> In the interest of clarity can you please confirm what impact the extension will have on; 1. The natural lighting into my garden ? 2. The uniformity of the general surrounding design and appearance ? 3. Loss of privacy in the garden based on the height of your extension and location of windows ? <u>Officer comments:</u> The proposed extension has a modest foot print with dimensions that are not dissimilar to what could be achieved under permitted development thus not requiring planning permission. Whilst it is acknowledged that there will be an impact up the neighbouring amenities this is not considered to be harmful as a result of the overall height and projection. <u>77 Ashton Gardens</u> It says single storey how high will this be. And what type of roof pitched or flat. <u>Officer comments:</u> The proposed extension is approx. 2.5m to the eaves with a sloped roof.		
Comments:			
Parish Council:	No Comments received		

Ecology Officer:	No Objection	
Site Visit:	Yes ☒	No ☐
Details: 07/10/2022		

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 rear 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.

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.

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 ...