

DELEGATED OFFICER REPORT

Application Ref: H/22/93579

Site Address: 24 SOVEREIGN WAY, EASTLEIGH, SO50 4SA

Case Officer: Alexandra Stone

Description: First floor side extension.

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

Planning History?	Yes ☒	No ☐
Z/18317/00B – Grant outline permission – 11/12/1978 Residential development Z/18317/004/00 – Permit – 30/10/1979 Erection of 28 houses and garages Z/27462/000/00 – Permit – 03/05/1984 Lounge/study extension Z/27146/002/00 – Permit – 25/05/1985 Lounge/study extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>17 Sovereign Way:</u> The proposed application brings the wall of a two story building right to the edge of our boundary and will cause overshadowing and loss of light. A significant proportion of daylight illuminating our hall, stair and landing is through a tall vertical window. Currently from the hall the main view is a bright skyline. With this plan the main view would be a brick wall, which would cause a loss of light inside our house. In addition the garden between the two properties would also suffer a loss of light and overshadowing.. The windows on the rear of the proposal would have a much greater view of our garden and this would result in a loss of privacy. <u>Officer Comments:</u> The footings of the development is to remain unchanged. The application is to create a first floor extension. The first-floor window for the neighbouring property serves the landing which would not be classed as a main habitable room. <u>25 Sovereign Way:</u> We have no objection to the extension itself, as long as our common driveway does not end up being blocked, particularly on bin collection day - the binmen seem to need very little excuse not to empty the bins.		
<u>Objection:</u>			
<u>Comment:</u>			
Parish Council:	No Comments received		
Ecology Officer:	No Objection		
Tree 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 first floor 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. Although there will be an additional bedroom, This does not alter the number of parking spaces required by the parking standards SPD.
- The design and layout respects the character and appearance of the locality.

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 first-floor window for the neighbouring property serves the landing which would not be classed as a main habitable room.
- The proposed roof form respects that of the existing dwelling and so would reflect the existing character. In addition, the proposed materials are as existing, subservient to the main dwelling and the overall size and scale is acceptable.

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 ...