

DELEGATED OFFICER REPORT

Application Ref: H/22/93106

Site Address: 14 ROYSTON AVENUE, EASTLEIGH, SO50 4NJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey side extension and enlarged porch

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	16 ROYSTON AVENUE – Comment – Summarised • Noise and possible disruption to my internet service • Working hours Following the receipt of amended plans, 16 ROYSTON AVENUE reiterated the concerns previously raised to the application as originally submitted.		
Parish Council:	No Comments received		
Ecologist:	Biodiversity enhancement will be required		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 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 Appraisal for Eastleigh (ELAC 31)

Assessment:
The application site comprises a 2 bedroom two-storey terraced house, with a small front porch and a small single storey side shed. The dwelling itself is finished in facing brickwork with a pitched tiled roof and white UPVC fenestration. The surrounding area is residential in nature, and there is a general sense of uniformity in terms of appearance of

dwelling within the vicinity. Due to the orientation of the property which runs parallel to the road, opposite the principal elevation is the flank wall of 20 Royston, and the side elevation is fronting the junction. The application originally proposed a two-storey side extension, but this element was considered to impact the established character of the street scene. Following discussion with the agent, it was agreed to reduce the size of the proposed extension to single storey. Amended plans and information were received on 06/09/2022. Given that the cumulative alterations would result in a material change, this application had been placed on a re-notification period. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- It is noted that a pre-application advice was issued on 11/03/2022, which was based on desk-top assessment only and on a without prejudice basis. In assessing the formal application, all elements have been fully assessed on site, including its relationship with neighbouring properties and the impact on the character of the area.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The application proposes to demolish the existing shed to the side of the property to facilitate the erection of a single storey side extension. The existing front porch is also proposed to be enlarged. Although the application property occupies a rather prominent position on the junction and thus any alteration would be highly prominent and visible from public vantage points along Swanley Close and Royston Avenue. From the submitted drawings, it is understood that the proposed single storey side extension would follow the form and design of the host dwelling and as such the resultant appearance of the application property would not appear harmful in the street scene.
- The guidance provided within the Quality Places SPD (2011) advises that the side extension should take account of the spaces between houses and whether this is an important feature through the street. From a site visit (14/07/2022), it was noted that a number of properties within Royston Avenue have been granted approval for various extensions including single storey side extension, so it is not felt that the proposed side extension would introduce an unwelcome feature within the street scene.
- The proposed enlarged front porch is considered acceptable in principle due to its modest dimensions and single storey nature; it would relate appropriately to the host dwelling.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable

impact upon residential amenities of both new and existing residents.

- The application site is an end-terrace house so there are no neighbours located to the southeast, and therefore the proposed single storey side extension would not result in any loss of privacy or concern of overlooking. There is also sufficient separation between neighbouring buildings to prevent an adverse impact on neighbours from loss of light or outlook.
- The amenity concerns highlighted by the attached neighbour (16 Royston Avenue) are noted. However, noise and disruption during construction would be temporary and as such these would not justify refusal in this case.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats very close to this property, therefore the Council's Ecologist has been consulted as part of this application.
- After reviewing the site photos, it is confirmed by the Council's Ecologist that the existing porch and sheds appear to have very little bat roost potential and the sheds may be attractive to nesting birds so biodiversity enhancement will be required.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management
- The revised scheme does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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, 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.

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:

- Subject to Conditions
- In terms of the character of the proposal, the size and single storey nature of the proposed developments would not dominate the appearance of the host dwelling as a whole and would not result in the house appearing oversized in relation to the plot. The proposal is also considered to have no significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐

Comments