

DELEGATED OFFICER REPORT

Application Ref: H/22/93411

Site Address: 11 WOODSIDE AVENUE, EASTLEIGH, SO50 9ES

Case Officer: Claire Campbell-Best

Description: Part-retrospective single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSSI Impact Risk Zones Airport Safeguarding Zones EBC Owned Land HRA Screening Criteria – SAC, SPA, Ramsar and River Air Quality Management Area Southern Water Sewer 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/91817	Single storey rear extension	Withdrawn – 18/01/2021

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Eastleigh Town Council:	No comments received		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Environmental Health:	We advise no comment		
Asset Management:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/10/2022		

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:
The application site contains a two storey semi-detached property which is located on the eastern side of Woodside Avenue. The property is set back from the highway by a hardstanding driveway and there is side access to the rear garden which contains two outbuildings. The property features a ground to first floor bay window and recessed porch to the front elevation and a partially built single storey extension to the rear, which has

replaced a conservatory. This section of Woodside Avenue to the eastern side is predominately residential with a newly built residential development north-east of the application site and detached and semi-detached dwelling to the south-west. Channon Retail Park is adjacent to the site and comprises of retail units.

This is a part retrospective application for a single storey rear extension located on the south-eastern elevation to the host dwelling. This is a result of an Enforcement case where it was determined the rear extension does not fall within permitted development due to the depth of the extension (3.45m approx.) and would require formal planning permission. Building work has now ceased until this application has been determined.

The extension when complete would comprise of an enlarged kitchen. This would have a mono-pitched roof with an overall height of approx. 2.6m and spans the width of the host dwelling.

Principle

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 Eastleigh where the principle of development is acceptable.

Design

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. Had the extension been 0.45m less in depth, it would have fallen within Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the height and width met the permitted development criteria.
- The development is sited to the rear of the host dwelling and as result, it would not be visible to the public realm nor would it be visually obtrusive within the street scene.
- The design and layout respects the character and appearance of the locality. The adjoining neighbour has a similar sized rear extension and as such, the extension is in-keeping with the surrounding area.
- 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 extension would be mainly screened by the high boundary fence enclosing the rear garden. Additionally, there are no proposed side windows to the development and as such there are no concerns with regards to any overlooking or loss of privacy with regards to neighbouring amenity.

Other Material Considerations

- Due to the development being close to a foul sewer, Southern Water were consulted upon. They confirmed a sewer may be crossing the development. The applicant will be informed by way of informative that if any sewer should be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- It is noted that there are 2no. outbuildings in the garden and where not shown on the submitted block plan, however these do not form part of this planning application.

- 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 ☐