

DELEGATED OFFICER REPORT

Application Ref: H/22/93836

Site Address: 35 GOSLINGS TURNING, BURSLEDON, SOUTHAMPTON, SO31 8LP

Case Officer: Alexandra Stone

Description: Single storey side extension, part garage conversion to form habitable space and insertion of bifold doors to rear elevation

Particular Site Constraints?	Yes ☒	No ☐
- Conservation area – Bursledon Windmill - Article 4 Direction – Restricting the use of land by Hovercraft		

Planning History?	Yes ☒	No ☐
C/14/74932 – Grant Outline Permission – 28/01/2016 Outline application: Residential development of up to 29 houses with associated parking, public open space and enhancement of existing vehicular access off Windmill Lane (access, appearance, layout and scale to be considered). (Amended description) C/16/77959 – Approve The Reserve Matters – 28/11/2016 Reserved matters application: Residential development of 29no. dwellings with associated parking and public open space (landscape to be considered) O/17/81166 – Grant Outline Permission – 17/09/2021 Outline Application: Residential development of up to 92 dwellings, associated open space, landscaping, amenity areas and infrastructure means of access from Providence Hill. (Access, appearance, layout and scale to be considered)(Amended Description - Matters considered and housing numbers updated)		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comments received		
Ecology Officer:	No Objection		
Conservation Officer:	No Objection		

Site Visit:	Yes ☐	No ☐
Details:		

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 development is considered acceptable and complies with policies BU7, DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u>

The application site lies within the Countryside, Bursledon Windmill Conservation Area. An application of this nature will be assessed under the following policies within the Eastleigh Borough Local Plan (2016-2036) where the most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11, DM12, DM14, DM26 and BU7.

Policy BU7 in the recently adopted Local Plan states that 'Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they: d. are subservient to and in proportion to the existing building in form, scale and design

Design and layout

- The design of the single storey 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. For a 4+ bedroom dwelling the minimum parking spaces required would be 3No. spaces, as shown on the proposed floor plan.
- The design and layout respects the character and appearance of the locality.
- The extension is set back slightly from the main dwelling and modest in size.

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.

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 ...		