

DELEGATED OFFICER REPORT

Application Ref: H/22/93530

Site Address: 13 SELLWOOD ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey front and side extension.

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

Planning History?	Yes ☒	No ☐
• F/13/72010 - Single storey side and front extension - Permit - 28/03/2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 6 th October 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 Bursledon, Hamble-le-Rice and Hound (BHH 8)

Assessment:
The application site contains a double-fronted late 1950s single storey bungalow, which is situated at the end of a row of three identical bungalows in staggered alignment, with Telemark House, a substantial two-storey property, immediately to the north-west. To the front, there is an extensive driveway parking area. The surrounding area is residential in nature and characterised by a mixture of single and two storey dwellinghouses of varying periods and designs. The application seeks approval to erect a single storey front and a single storey side extension. 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.

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 site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 8) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges on Sellwood Road.
 - ii) Maintain the brick wall plot boundaries on Sellwood Road.

The proposal is considered to meet the requirements of the above guidance, as both proposed extensions would not be excessive in size and in proportion with the existing dwellinghouse; they would not extend up to the existing boundaries and grass verges.

- Whilst it is recognised that the application property has remained unaltered since its construction and that it forms part of a distinctive group of three identical properties, it is not considered that the proposal would result in any material harm upon Sellwood Road as the strength of character of this area is relatively weak identified within the Character Area Appraisal.
- The development has been well designed and respected the form of the host dwelling, maintaining the existing ridge height of the property as well as the distinctive double fronted appearance.

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.
- Due to the detached nature of the application property and the position of the proposed extensions, the proposal is unlikely to impact on the amenities of neighbouring properties. There is no potential for unacceptable impact on the amenity of the neighbouring properties with regards to overshadowing, overlooking and harmful loss of light or outlook. Therefore, the development accords with guidance set out in the 'Quality Places' SPD. It should be also noted that no objections have been received during consultation period.

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 proposal does not incorporate any additional bedrooms so it would not impact on the existing car parking arrangements. Moreover, there is more than adequate space for parking within the curtilage.

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 conclusion, it is considered that the proposal is in keeping with the character of the local area and would not have a harmful impact upon residential amenity. This scheme accords with the requirements of the above policies and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments
