

DELEGATED OFFICER REPORT:**Application Ref:** H/22/94169**Site Address:** 6 LUXTON CLOSE, BOTLEY, SOUTHAMPTON, SO30 2LA**Case Officer:** Alex Stone**Description:** Single storey rear extension and alteration to fenestration

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☒	No ☐
- F/04/50156 – Construction of single storey side and rear extension – Permitted March 2004). - F/05/53553 - Single storey side and rear extensions (amended design) – Permitted (May 2005).		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One letter of objection (7 Luxton Close)</u> - Inclusion of a side door overlooking their patio area causing a loss of privacy, additional noise and light pollution shining into our kitchen and conservatory especially if external lights are put up. - The zinc roof and cladding are not in keeping with the existing properties in Luxton Close and will be visually intrusive. - Concerned about building over the existing foul drains that run across where the proposed extension will be. <u>Local Planning Authority Response</u> - Comments are noted and the appearance of the extension is discussed in the assessment section. - The installation of the utility room door in the existing building and any external lighting for domestic properties can usually be done under permitted development. As such it does not form part of the assessment of the current planning application. - Building over the existing drainage is not a material planning consideration, and usually forms part of the building regulations application.		
Parish Council:	No comment or objection		

Site Visit:	Yes ☒	No ☐
Details:		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 planning policy in that:

Principle

- The site is within the urban edge where the principle of development is acceptable.

Design and layout

- The single storey extension is of a relatively modest scale and its bulk is reduced using a flat roof. While the extension's materials do not match the existing house the appearance of the timber cladding and grey zinc is acceptable, and the extension is located at the rear of the property where it is not visible from the public realm.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and will not affect the properties parking provision.

Residential amenity

- The single storey extension is positioned behind a high boundary fence, which encloses the whole of the rear garden. 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. Furthermore, a shadow study has been provided that shows the extension has a negligible impact on the daylight of the neighbouring properties.

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.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...