

DELEGATED OFFICER REPORT

Application Ref: H/22/94249

Site Address: 13, 15 & 17, Lower New Road, Eastleigh, SO30 3FJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Ground floor single storey extension to existing dwellings and alteration to fenestration at 15 & 17 Lower New Road, including demolition of outside toilet block and formation of new highway access and driveway parking to No 13, 15 and 17 Lower New Road.

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:	Two representations were received commenting on the submitted proposals, one in support, stating that the application properties are designed sympathetically, and the other highlighting the choice of replacement fenestration for the windows are out of keeping with the red brick structure of the late 19th/early 20th century houses.		
Parish Council:	No Comments received.		
HCC Highways	No objection to the proposals from a highways perspective, subject to the condition.		

Site Visit:	Yes ☒	No ☐
Details: 21 st December 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 Hedge End, West End and Botley (HEWEB 19)

Assessment:
The application site is at the northern end of Lower New Road on a large corner plot bounded by Lower New Road and Chapel Road. The dwellings are typical of the Victorian to immediate post-war semi-detached pairs. The surrounding area is residential in nature characterised by a mix of house types. The application is proposing for ground floor single storey extension to the rear of existing dwellings at 15 and 17 Lower New Road, including

demolition of outside toilet block and formation of new highway access and driveway parking to No 13, 15 & 17 Lower New Road. Whilst the current application involves more than one property in multiple ownership, the submitted location plan with red edge is accurate and Certificate B has been signed. It was also noted upon the site visit that the works have commenced. 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.
- Following the recent site visit, it is evident that the existing dwelling is in need of refurbishment as it has fallen in dilapidated condition. It is considered that the proposal would rejuvenate the existing dwelling, whilst respecting the character and appearance of the surrounding areas. The traditional design and new materials used can also help to enhance the surrounding landscape qualities.
- The neighbour's comment relating to the alteration of colour of fenestration is noted. Although this would result in the introduction of a new colour to the existing properties, due to the modest size of windows and this colour can be commonly found in the area, this would not result in an adverse impact in terms of the host dwelling nor the wider surroundings.
- The proposed extensions are single storey in scale and sit to the rear of the properties. As such, the proposal would not create a visually much larger property than others in the street; it would not have a detrimentally harmful impact upon the visual amenities of the wider surroundings.
- The proposed ground floor rear extensions would be of a similar height and footprint of the existing outside toilet block and would therefore retain the proportions of the existing building with little additional built form. Due to the single storey nature of the extensions, they would remain subservient in 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.
- The proposed rear extensions are only single storey with a flat roof so impact on neighbours is minimal. Also, there is considered to be sufficient distance between the facing windows as to not unduly impact upon the privacy of any neighbours. The immediate neighbour (13 Lower New Road) will also benefit from a good level of screening by the new boundary fencing and existing shrubs.

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 application also includes proposed access to No 13, 15 and 17 Lower New Road, comprising dropped kerb to the highway, vehicular access across the footway and the formation of a driveway within the curtilage of each dwelling sufficient for the parking of 2 No cars. Given No 13, 15 and 17 Lower New Road will no longer be reliant upon on-street parking, there would be a significant improvement for parking problems of Lower New Road.
- The proposed drop kerbs are located in suitable positions, and will allow for on-site parking to be achieved, rather than the roadside parking that currently take place. It has been confirmed by the agent that the telecom's pole outside of 13 Lower New Road is correctly shown on the drawings, and therefore it would not be obstructive when actually accessing the driveway.

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
- The proposal is considered to rejuvenate the existing dwellings, whilst has no adverse impact on neighbouring properties. The proposal is also acceptable in terms of its impact on highway and locality. The recommendation is to Permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		