

DELEGATED OFFICER REPORT

Application Ref: H/22/94055

Site Address: 155 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JH

Case Officer: Alexandra Stone

Description: Single storey side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Flood Zone 2 & 3 - Tree Preservation Order - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
Z/27295/000/00 – Permit - 10/01/1984 2 storey side extension Z/27295/001/00 – Refuse Planning Permission – 11/07/1988 Erection of 2 metre high fence on Nickson Close Z/27295/002/00 – Permit – 21/11/1988 Erection of 2m high fence		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	The Council's Ecologist has been consulted upon as part of this application. They noted they do not see any potential bat roost features. They also requested that a CEMP be conditioned as the area around the stream does not seem to be separated from the garden or fenced in any way as such a CEMP is required to protect the stream from sedimentation during construction and can be conditioned. Due to the scale and nature of development proposed, it was not considered that a pre-commencement condition requiring a CEMP would meet all the tests of imposing a condition (as set out within Paragraphs 55-58 of the NPPF). Therefore, and following further discussions with the Council's Ecologist it was agreed that a condition be imposed ensuring that no materials or equipment would be stored/ sited within 20m of the watercourse which runs along the eastern boundary of the site. The reasoning for this condition is to prevent silt/ contaminants from entering the watercourse thus avoiding the degradation of the water quality.		
Southern Water:	The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 04/01/2023		

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 DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The application is for a single storey side and rear extension to create a larger kitchen area. Measuring approx. 6m by 5.5m

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

Design and layout

- The design of the single storey side and rear extensions are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The extension would be a modest addition.
- The proposed covered area would be set back from the principal elevation and not noticeable.

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 ...