

DELEGATED OFFICER REPORT

Application Ref: H/22/94326

Site Address: 27 HAZEL CLOSE, WEST END, SOUTHAMPTON, SO30 3JP

Case Officer: Alexandra Stone

Description: Loft conversion including installation of 1No crown roof dormer to the rear elevation & 3No roof-lights to the front elevation, to form additional habitable space.

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/29910/004/00 – Grant Outline Permission – 24/06/1988 Outline: Residential development, Open space, Cemetery, Landscaping acoustic mounds, Distributor Road and Associated facilities. F/15/77718 – Permit – 14/06/2017 Construction of 98no. dwellings with access from Barbe Parker Avenue and Barnsland, associated landscaping, parking, new footpath, childrens' play area, attenuation pond and diversion of 3no. public right of way.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>9 Hazel Close (Summarised):</u> Directly impede on my privacy in my garden. Every aspect of garden visible from their property. Over look gardens and imposing. <u>Officer comments:</u> The above dwelling is approx. 77m away from the application site, the requirement is 22m in the Quality places SPD. The nearest property (21 Hazel) is approx. 26m away, and the other in Ash Drive is approx. 24m. It is unlikely the proposed would cause overlooking. <u>Neighbour – Mr Wiseman (Summarised):</u> In support of application. Minimal impact, would not cause unacceptable overlooking.		
Parish Council:	No Comments Received		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 27/01/2023		

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 rear dormer window to the rear of the dwelling, extending the length of the roof, set down from the ridge height. The Dormer window would create two bedrooms in the loft space with a shared on-suite.

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

Design and layout

- The design of the rear dormer window 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. The property has a garage towards the side of the dwelling with two parking spaces in front. There is also a number of on-street parking spaces.
- The design and layout respects the character and appearance of the locality.

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 ...		