

DELEGATED OFFICER REPORT

Application Ref: H/22/94390

Site Address: 12 FOORD ROAD, HEDGE END, SOUTHAMPTON, SO30 0DD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Roof extension. Clear glazed window at first floor level. Alterations to fenestration

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

Planning History?	Yes ☒	No ☐
• Z/24744/000/00 - 2 storey extension - Permit - 21/10/1980 • F/09/66124 - Retrospective single storey front extension - Permit - 14/12/2009		

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

Site Visit:	Yes ☒	No ☐
Details: 20 th January 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 Appraisal for Hedge End, West End and Botley (HEWEB 28)

Assessment:
The application site contains a 3-bedroom detached dwelling set on an elevated land relative to Foord Road, and directly opposite a small cul-de-sac. There is a slight incline on the approach towards the dwelling. The property benefits from a good sized front paved driveway, a side carport, and a rear enclosed garden. The surrounding area is residential in nature, and this section of Foord Road is characterised by detached properties of varying styles. The application proposes to extend the existing roof and install a clear glazed window at first floor level. 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.
- It was noted from the site visit that all the roof form along Foord Road is not exactly the same and therefore the works proposed would be largely imperceptible and would have a limited impact on the character of the street scene.
- The proposal would not raise the roof height to enlarge the existing bedroom. As such, it would not significantly disrupt the stepped roof topography between the dwellings along this side of Foord Road. The roof extension would not appear very prominent in the street scene.
- The new clear glazing window would be a very modest addition to the side elevation at first floor level. It is considered that this window would not result in a detrimental impact to the appearance of the existing dwelling.

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 relative ground levels and separation distances between the adjoining neighbours are sufficient to ensure that the proposed new side facing window would not cause significant loss of privacy and unacceptable overlooking. No objections have been received from any neighbours during the 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 proposed roof extension does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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 proposed roof extension would not dominate the appearance of the dwelling as a whole and would not result in the house appearing oversized in relation to the plot. The new clear glazing window is also considered to have no significantly harmful impact to any neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments