

DELEGATED OFFICER REPORT:**Application Ref:** H/23/94482**Site Address:** 3 AVON GREEN, CHANDLER'S FORD, EASTLEIGH, SO53 2NL**Case Officer:** Clare Martin**Description:** Rear single storey flat roof extension

Particular Site Constraints?	Yes ☐	No ☒
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Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations: (summarised)	<u>1 comment letter (80 Bodycoats Road)</u> - Parking and disturbance during building of extension - Is there permission for a replacement patio next to the extension? If not it will lead to increased use of their existing decking at the bottom of the garden leading to additional noise and overlooking. <u>Local Planning Authority Response</u> - Due to the small scale of the householder extension it is not reasonable to impose addition conditions for the construction period. However, the construction workers are advised to follow the considerate contractors guidance on the council's website https://www.eastleigh.gov.uk/media/2358/considerate-builders-advice-note-pdf.pdf - The plans do not show a replacement patio. However, this element can be done without planning permission providing the paving is not raised more than 30cm above the ground level. - While sympathetic to the neighbours' concerns about the increased use of the existing decking, this does not form part of the current planning application.		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details:1/3/23		

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:

- The site is within the urban edge where the principle of development is acceptable.
- The design of the single storey extension is suited to the host dwelling in terms of its form, scale and appearance and is hidden away from public view behind the existing house.
- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and would not affect the property's parking provision.
- The single storey extension does not come out any further than the neighbouring houses and there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. The development accords with guidance set out in the 'Quality Places' SPD.
- The design and layout respects the residential character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- While the property's frontage is in flood zone 2 (medium flood risk), the actual extension is sited within flood zone 1 and so has a low risk of flooding.

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.

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 ...		