

DELEGATED OFFICER REPORT

Application Ref: H/23/94569

Site Address: 65 ALLEN ROAD, HEDGE END, SOUTHAMPTON, SO30 4EU

Case Officer: Alexandra Stone

Description: Two storey side and rear extensions

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

Planning History?	Yes ☒	No ☐
Z/37686/000/00 – Permit – 23/05/2001 Construction of single storey rear extension following demolition of existing garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>69 Allen Road (Summarised):</u>		
<u>Comments:</u>	Blocks view to TPO trees to the rear of neighbouring property. Increase in the value of the application sites property and devalue their property. <u>Officer comments:</u> The value of a property is not a planning consideration and cannot be considered when determining an application. The application is not extending past the existing single storey extension, but above it. As such the trees are to the rear of the garden, they will still be visible.		
<u>Objection:</u>	<u>67 Allen Road (Summarised):</u> Concerns of loss of light and the two first floor windows look into their dwelling. Drainage concerns. <u>Officer comments:</u> The development would be suitably distanced from the dwelling and therefore would not cause loss of light. The two windows to first floor are to be obscured glazed so would not cause overlooking. For drainage, it is not a planning consideration.		
Parish Council:	No Objection		
Tree Officer:	No Objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 01/03/2023		

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

Principle

The application is for a two-storey side and rear extension. The extensions are to accommodate 2No. extra bedrooms and a larger living area. The extension to the side measures approx.1.7m to the front and 3.2m to the rear, approx. 12m in length.

Principle

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

Design and layout

- The design of the two storey 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. For a 4+ No. bedroom dwelling, the parking requirements set out in the parking Standards SPD are that there is to be 3No. allocated parking onsite. The plans show that there is sufficient onsite parking available.
- The design and layout respects the character and appearance of the locality.
- The proposed elevation plans show that the front of the two-storey extension will not be as wide as the rear, from the front elevation and side elevations this would not be noticeable within the street scene.
- The first-floor extension to the existing single storey extension show that the roof would be stepped down towards the neighbouring property of 63 Allen Road to prevent loss of light and outlook.

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.
- There are windows proposed to the first floor which serve bathrooms and will be obscured glazed to prevent overlooking.

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 ...