

DELEGATED OFFICER REPORT

Application Ref: H/23/94959

Site Address: 11 MAPLE SQUARE, EASTLEIGH, SO50 9NS

Case Officer: Alexandra Stone

Description: Porch replacement

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

Planning History?	Yes ☒	No ☐
Z/09063/001/00 – Permit – 10/03/1993 Erection of dwelling following demolition of existing F/08/62279 – Permit – 15/05/2008 Renewal of Planning permission Z/39129/002 and F/04/51562 comprising of erection of 2no 4 bed semi detached houses and double garage H/19/86599 – Permit – 02/12/2019 First floor side extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: 24/04/2023		

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 will be assessed against policies DM1, DM11 and DM14 from the 2016-2036 local plan:
<u>Principle</u>
The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u>
- Policy DM1 requires new development to; a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

Quality Places SPD states;

The design and appearance of extensions to existing dwellings forms part of architectural quality which is assessed in pg 47 of the QP SPD. The advice suggests fronts of houses, and the distance between the buildings and the street are important aspects in defining the character of residential areas. Generally, only modest front extensions, which are in keeping with the character of the existing house, will be allowed, e.g. garage and porch extensions.

- The design of the porch is not suited to the host dwelling in terms of its design, form, scale and appearance. The development is not in keeping with the surrounding properties due to the materials, flat roof and bulk of the porch. The properties in the surrounding area have a much smaller pitch or flat roof porches. The application is for a much larger porch which would be out of character due to its excessive size and odd shape.
- The design and layout does not respect the character and appearance of the locality.
- As a result of the siting, design, massing, scale and external materials of the proposed porch it will have an adverse impact on the appearance of the existing dwelling and surrounding area and is contrary to policy DM1 of the Local Plan and the Quality Places SPD

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 ☒

The proposed development due to its siting, design, massing, scale and external materials would create an unattractive and incongruous feature at odds with the appearance of the house/ neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.