

DELEGATED OFFICER REPORT

Application Ref: H/23/94662

Site Address: 38 SOVEREIGN WAY, EASTLEIGH, SO50 4SA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension. First floor side extension.

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

Planning History?	Yes ☒	No ☐
• Z/36121/001/00 - ERECTION OF PORCH AT FRONT - Permit - 01/10/1999		

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

Site Visit:	Yes ☒	No ☐
Details: 23 rd February 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 Eastleigh (ELAC 30)

Assessment:
The application site contains a two-storey four-bedroom detached dwelling with an attached garage to the side. The property is located on the north-western edge of Eastleigh. The immediate surrounding area is residential in nature and characterised by 1970s to 1980s red brick detached development. The application seeks approval to erect a first-floor side extension above the existing garage to provide further accommodation at first floor. The proposal also includes a single storey rear extension. 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.
- The first-floor side extension is prominently sited and is entirely visible given the open aspect of the front of the property. However, it would be slightly set back from the main front elevation and would not extend the whole width of the plot. This means that the extension would be seen as subservient to the host dwelling when viewed in the wider area. It is also considered that the proposed roof form would incorporate with the existing and therefore is sympathetic to the original dwelling.
- The proposal will present a change in the space and relationship between 37 and 38 Sovereign Way, but it is noted that a notable recess and spacing between two properties will be remained between both properties.
- The proposed single storey rear extension has lined up the rooflights with the bi-fold doors well. As such, the whole extension is symmetrical in itself and respect the scale and proportions of the host dwelling. The overall scale and massing are also deemed acceptable.

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 proposed first-floor windows on the front elevation will look out onto areas already open to public view, and the rear windows will mainly look over an area of woodland. There are also no windows proposed in the side elevation. As such the proposal will not result in any materially harmful overlooking of the neighbouring dwellings. In addition to this, the proposed first-floor side extension does not appear to encroach the neighbouring property and therefore it is not considered to cause excessive shadowing or loss of light. No objections have been received during the consultation period.
- Due to the single storey nature of the rear extension, it is also unlikely to impact on the amenities of any neighbouring properties. The development accords with guidance set out in the 'Quality Places' SPD.

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 proposal does not incorporate any additional bedrooms. Therefore, 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
- To conclude, the proposals would not create a detriment to any neighbouring properties and are considered the subservient additions to the host dwelling. The

recommendation is to permit.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		