

DELEGATED OFFICER REPORT

Application Ref: H/23/94682

Site Address: 55 STANIER WAY, HEDGE END, SOUTHAMPTON, SO30 2XE

Case Officer: Rachael Morris

Description: Single storey rear and side extensions following the demolition of the existing conservatory. New front porch

Particular Site Constraints?	Yes ☒	No ☐
- Tree Preservation Order(s) - Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/29293/000/00 - Outline: Residential Development with Associated Access Roads, Open Space, Landscaping, Local Centre and Railway Station – Grant outline – Dec 1987 - Z/29293/002/00 - Reserved Matters: Local & District Distributor Roads Together with Surface and Foul Water Drainage – Approve reserved matters – Apr 1988 - Z/29293/005/00 - Reserved Matters: Landscaping Details to Greenways, Bridleways – Approve reserved matters – Jul 1989 - Z/29293/042/00 - Renewal of Outline Permission for Residential Development with Associated Access Roads, Open Space, Landscaping, Local Centre and Railway Station (Under Original Reference No.29293/1) – Grant outline – Nov 1992 - Z/29293/052/00 - Reserved Matters Pursuant to Application 29293/1. Construction Of 46 Dwellings with Associated Roads, Footpaths, Garages. Parking Areas and Landscaping – Approve reserved matters – Nov 1995		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	57 Stanier Way. Comment. Potential to block light into conservatory and garden with porch potentially blocking light to the lounge. Potential for porch to cause issues for car parking and car openings.		
Parish Council:	No Comment		
Tree Officer:	There is a significant tree-belt to the rear of the application property. These trees are subject to a Tree Preservation Order. Whilst we have no concerns regarding primary impacts (e.g. encroachment in the RPAs), we have some concerns regarding secondary impacts, such as construction access and activities. However, these issues are easily mitigated through the use of Construction Exclusion Zones demarked with some form of fencing -the position of which can be shown in a Tree Protection Plan. The proposed plans include a basic Tree Protection Plan, which suitably demonstrates that the trees can be retained and protected. Therefore, we raise no arboricultural objection to the proposal, subject to a condition.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer		

Site Visit:	Yes ☒	No ☐
Details: 24/03/2023		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals; Trees and Development.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

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

Design and layout

- The design of the Single storey rear and side extensions following the demolition of the existing conservatory with front porch is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed porch would not detriment available parking capacity on the existing driveway.
- The design and layout respect the character and appearance of the locality.
- The proposed rear and side extension is proposed as a hipped roof which will reduce the perceived bulk of the roof form.
- The rear extension is proposed to extend past the original rear wall by approx. 4.9m, this is an additional 2m from the rear of the existing conservatory (to be demolished). This is therefore not too dissimilar from existing. However, there is an additional side element which brings the extension across almost the full width of the dwelling.
- The extension will not form any encroachment to the neighbouring properties and all built form would be within the redline. The planning agent has confirmed that the boundary fence to the rear will remain in situ with the extension having the same flank wall positioning as the existing conservatory.
- The proposed eaves around the dwelling appear consistent which helps to integrate the extension into the main character of the dwelling. This is also reinforced by using materials to match.
- The proposed rear extension would not create unacceptable feature to the dwelling and would not be visible from the street scene.

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.

- The proposed single-storey rear and side extension is set off the boundary and is proposed with a hipped roof. There are no proposed side windows, and the extension is limited to a single-storey height. It is not expected to create an unacceptable impact to the neighbouring properties.
- The proposed porch will not create an unacceptable impact in regard to loss of light to the neighbouring ground floor front room (no.57). The agent has supplied a daylight line on the submitted plans. The demonstrated 45 degree line does not cross more than half of the neighbouring window on the floor plan and would not cross the neighbouring window (no.57) at all on an elevational plan, therefore this accords with the relevant guidance on daylight within the Quality Places SPD.

Other material considerations

- There will be no adverse impact upon trees as the proposal has been supported by a Tree Protection Plan, which will be conditioned.
- 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 Environment 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 ...