

DELEGATED OFFICER REPORT

Application Ref: H/23/94685

Site Address: 1 LINNET SQUARE, EASTLEIGH, SO50 9JL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey front side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land • Aviary Estate		

Planning History?	Yes ☒	No ☐
• Q/22/93310 - Erection of detached garages with office/study above - See Written Report - 18/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
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. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 1 st March 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 24)

Assessment:
The application site contains a two-storey semi-detached dwelling, which is a corner plot with its main principal elevation facing onto Linnet Square and with Nightingale Avenue providing a side boundary. The property also falls within the Aviary Estate, an inter-war former Council housing estate with a strong character, therefore the surrounding

properties have a number of rustic architectural features. The application seeks approval to erect a single storey front, side and rear extension. After reviewing the submitted plans, 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.
- This estate of former public housing has a pleasing and distinctive character. The estate is typified by housing grouped around open spaces of various sizes. The housing has a number of rustic architectural features, and it has been largely unspoilt over the years either by the development of inappropriate extensions or by the development of key open spaces. Generally, only modest extensions, which are in keeping with the character of the existing house, will be allowed.

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 proposed extensions are considered to be acceptable in respect of their layout and design. Whilst each of the elements will cumulatively contribute to what is a fairly sizeable increase in floorspace, this will not result in a development that is excessive in scale or disproportionate to either the host property or the extent of its plot with the property still maintaining a good-sized area of private amenity space.
- Due to the particularly open nature of the application site as well as the siting of the proposed extensions, the proposed developments of the proposal will be eminently visible from the street scene. However, given their appropriate and sympathetic design, they are not considered to have any detrimental impact upon the prevailing character of the street scene or upon that of the wider area.

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 single storey front and side extensions would be positioned away from the neighbouring properties and therefore they are not considered to have an unacceptable impact upon their residential amenity in terms of loss of privacy, outlook or light.
- The single storey rear extension would be situated on a similar footprint to the existing conservatory. As such, the adjoining neighbour (2 Linnet Square) would not experience so differently when comparing with the existing development. The occupiers did not raise any objections during the consultation period.

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 proposals do not incorporate any additional bedrooms so they 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 proposed extensions would not have a significantly harmful impact upon the amenity of neighbouring residents that would warrant refusal. They are also considered to be in keeping with the site and surrounds. It is recommended for approval.

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments