

DELEGATED OFFICER REPORT

Application Ref: H/23/94596

Site Address: 2 BRAMBLEGATE, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7EY

Case Officer: Alexandra Stone

Description: Loft conversion with rear dormer. Single storey rear extension

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

Planning History?	Yes ☒	No ☐
Z/16345/006/00 – Refuse Planning Permission – 08/09/1995 Outline: Erection of 6No. four-bedroom dwellings with garages following demolition of existing dwelling F/06/56558 – Permit - 28/04/2006 Part conversion of double garage with new bay window F/12/70533 – Permit – 15/05/2012 Rear conservatory LDC/22/94352 – CLOPUD-Certificate not issued – 13/01/2023 Lawful Development Certificate for 4m single-storey extension and loft conversion with rear dormer and 2No. rooflights to the front elevation		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
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.		
Ecologist:	I have reviewed the photos of the rear of the house and do not see any bat potential roost features.		

Site Visit:	Yes ☒	No ☐
Details: 20/03/2023		

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

The application is for the addition of 3No. dormer windows to the rear elevation to accommodate 2No. bedrooms and a bathroom. There is also a single storey rear extension to enlarge the kitchen/ dining room replacing the existing conservatory, measuring approx. 4m by 6.5m.

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

Design and layout

- The design of the rear dormer windows and single storey rear extension 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. As set out in the Parking Standards SPD, The required allocated parking requirement would remain unchanged as 4+ No. bedrooms requires 3No. parking spaces.
- The dormer windows would remain unseen from the front elevation.
- The roof lights to the front elevation overlook the public realm which is expected and accepted.

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 single storey rear extension is of similar depth as the existing conservatory and there is good spacing between the properties, therefore unlikely to cause overlooking and shadowing.

Other material considerations

- The design and layout respects the character and appearance of the locality.
- 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 ...		