

DELEGATED OFFICER REPORT

Application Ref: H/23/94680

Site Address: 4 ORMESBY DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1SH

Case Officer: Alex Webb

Description: Demolition of an existing conservatory and erection of a single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar), New Forest SAC 13.8km BUFFER Aviation safeguarding - Airport Safeguarding Zones Hazards/other environmental - MOD Safeguarding Zone Sewers - SW Sewers 2m Buffer FOUL		

Planning History?	Yes ☒	No ☐
LDC/22/94406 Lawful Development Certificate for demolition of existing conservatory and erection of a single-storey rear extension. All access to the property remains as existing. All surface water from the new extension and patio area will go to a new soakaway under the patio – certificate not issued 03/02/2023 F/12/70611 First floor front and side extension – Permitted 13/06/2012 F/11/70095 First floor front and side extension – Refused 08/03/20212		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Southern Water	Comments: - The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works.		

Site Visit:	Yes ☒	No ☐
31/03/2023		

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 application site is located on the west side of Ormesby Drive, part of a residential estate within the built-up area of Chandlers Ford.

The proposal is for the demolition of an existing conservatory and erection of a single storey rear extension to the rear and side of the property. The extension would be attached to the side wall of the existing garage. It would measure 7.8m by 2.2m with a height of 2.3m to the eaves and 3.5m to the ridge to form a pitch. There would be a set of bi-fold doors in the rear (west elevation) and 3 rooflights in the roofspace. The extension would be finished in materials to match the existing. The proposal would allow for an open plan kitchen/dinning area.

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

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

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: For the reasons set out above the application is recommended for planning permission.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
