

DELEGATED OFFICER REPORT

Application Ref: H/23/94733

Site Address: 4 NUTBEEM ROAD, EASTLEIGH, SO50 5JQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of conservatory conversion with two rooflights, timber cladding finishes to the walls and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/25727/000/00 - Change of use from residential to Dental Surgery - Withdrawn By Applicant - 23/11/1981		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. 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: 24 th 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 Appraisals for Eastleigh (ELAC 15)

Assessment:
The application site contains a two-storey end of terrace dwelling with associated limited amenity space to the rear. The property is located in close proximity to Eastleigh Town Centre and other local facilities. The surrounding area is predominately residential in nature and made up of Victorian/Edwardian developments. This area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous building frontage. The consistent use

of red brick also adds to the distinct character of the area. The application seeks retrospective planning permission to retain the side conservatory. 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 conservatory is very modest in size and fills a space between the rear and side wall to square off the footprint, giving a more uniform appearance to the property. Whilst the development can be seen from the surrounding public realm, its modest scale ensure that the proposal respects the prevailing character of the area.
- The property largely retains its front and rear garden and therefore it does not displace any of the amenity spaces. There is no unacceptable overdevelopment of the plot.
- The conservatory is considered to stand out within the street scene to some degree due to the orange timber cladding. To ensure a satisfactory visual appearance in the interest of the amenities of the area, a condition will be imposed requiring the external surfaces of the conservatory to be painted in dark colour.

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 conservatory is located on a side without immediate neighbours and therefore there is no considered impact on neighbours. 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

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 conservatory is away from the road and has no impact on the number of parking spaces. As such, it does not have an adverse impact in terms of parking provisions.

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
- A condition will be imposed requiring the external surfaces of the conservatory to be painted in dark colour.
- Whilst not ideal from an aesthetic point of view, taking into consideration the modest size of the proposal, the overall impact on the wider street scene is considered tolerable and does not cause adverse harm to the character and

appearance of the area. The recommendation is to Permit.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		