

DELEGATED OFFICER REPORT

Application Ref: H/23/94550

Site Address: 24 OXBURGH CLOSE, EASTLEIGH, SO50 4QU

Case Officer: Claire Campbell-Best

Description: Single storey side extension (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Nature Conservation – SINC Boyatt Wood – Woodside Avenue Extension EBC Owned Land HRA Screening Criteria – SAC, SPA, Ramsar and River		

Planning History	Yes ☐	No ☒
The site appears to have no relevant planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Boyatt Wood Parish Council:	No Objection to original and amended plans		
Ecology:	There are records of bats and hedgehogs near this site. This property is adjacent to Boyatt Wood-Woodside Avenue Extension SINC which is designated for Ancient Woodland and other semi-natural woodland if they comprise important community types of restricted distribution in the county. The house is approximately 10 m from the SINC boundary. Current policy stipulates no development within a 15 m SINC buffer zone, however the amended proposal for a side extension only would not appear to extend the house any closer towards the SINC boundary than its current location. The Ecology team is in agreement that we have no objection because this is an extension to a current dwelling and a sideways extension running parallel to the SINC boundary, in line with the other dwellings and no closer to the SINC. A precautionary working method to protect hedgehogs will be required and can be conditioned. If any exterior lighting is required for security purposes it must be downward pointing, on a PIR timer, and not be allowed to shine on the woodland edge.		
Asset Management:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/02/2023		

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:Site and Proposal

The application site contains a two storey end of terrace property which is located on the south-western side of Oxburgh Close. The property itself is tucked away towards the end of a cul-de-sac in a triangular plot and is set well back from the highway by a front garden with side access to the rear garden. The Boyatt Wood SINC lies directly south of the application site. The surrounding area comprises of terraced blocks of two storey properties of similar design and appearance.

This application seeks approval for a single storey side extension which would be located on the north-western elevation of the host dwelling. Amended plans were received 02 March 2023 which omitted the single storey rear extension element of the proposal as this would be positioned over a drain/sewer.

The proposed extension would have a pitched roof and would mostly span the depth of the host dwelling (7.1m approx.) and would be set back slightly from the principal elevation. The extension would be staggered with the narrowest part positioned towards the frontage of the property and would have an approx. width of 2.7m. The widest part would be positioned towards the rear and would measure approx. 4.8m. The overall height would measure approx. 3.6m. The boundary treatment (1.8m timber fencing and garden gate) between nos. 24 and 25 would be also re-positioned to accommodate the proposed development as indicated on the proposed floor plans.

The proposed extension would comprise a wet room and additional ground floor bedroom, for an elderly relative who currently resides at the property. In addition to the proposed extension, 1no. first floor side window is proposed which would serve the existing hallway of the host dwellinghouse. The proposals would be finished in materials that would match the existing.

Principle

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 of Boyatt Wood where the principle of development is acceptable.

Design and Layout

- The design of the proposed side extension and first floor window is suited to the host dwelling in terms of its form, scale and appearance. The pitched roof to the extension and matching materials would mirror the design features of the host dwelling and would be respectful to the property's character.
- While it is acknowledged the extension is relatively large in width, the staggered design would reduce the bulk towards the frontage, with the majority of the built form mostly situated to the rear. When viewed from the road, while the development would be visible, due to the design, height and orientation of the property, the proposal would not be overly dominant or overbearing and as such would not cause detrimental harm to the character area.
- Upon the site visit, it was noted that other properties within the surrounding area have been extended to the side and rear at single storey level and as such, the development would be in-keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site, the plot benefits from a large garden and sufficient amenity space would be retained with the development in place.

Residential Amenity

- The neighbour most impacted by the proposal would be the neighbour north-west of the site no. 25. While the proposed extension would project 4.7m closer to this neighbour, there would still be a separation distance of approx. 4.6m. Due to this separation distance, existing relationship and the consideration that the no. 25 is angled away from the application site, the proposed extension is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property.
- It is noted the 1no. proposed first floor side window would face directly into the garden of no. 25. To protect the neighbour's privacy, a condition will be applied to ensure this window is obscurely glazed with a top hung opening only.
- To conclude, 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.

Ecology

- Ecology were consulted upon due to the application site being in close proximity to the Boyatt Wood SINC. Ecology advised they have no objections to the proposal as the extension would not project closer to the SINC but have recommended a precautionary working method to protect hedgehogs and restrictions on any exterior lighting. This will be recommended by way of informative.

Highways Safety and Parking

- The proposal would result in an additional bedroom, resulting in a 4no. bedroom dwellinghouse that would require 3no. off-street parking spaces as set out on the Residential Parking Standards SPD. The current parking arrangements comprise the use of a shared disabled on-street parking space, the use of a garage and off-street parking in a nearby parking court. It is acknowledged the current arrangement, in particular the shared disabled space does not always guarantee access to the amount of spaces required by the SPD. While there is no scope to provide the additional parking required by the SPD, it is felt in this instance that it would be difficult to substantiate a refusal on these grounds, given there is a reasonable level of parking on-street, where it would not cause any highway safety issues. The site is also close to a main bus route along Woodside Avenue, as well as being a short walk to local shops along Shakespeare Avenue to the east.

Other Material Considerations

- 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: This application is recommended for approval, subject to conditions		
Recommendation:	PERMIT ☒	REFUSE ☐