

DELEGATED OFFICER REPORT

Application Ref: H/23/94704

Site Address: 18 UPMILL CLOSE, WEST END, SOUTHAMPTON, SO30 3HT

Case Officer: Claire Campbell-Best

Description: Single storey front extension

Particular Site Constraints	Yes ☐	No ☒
Within Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/37297/000/00	Construction of rear conservatory	Permit – 03/01/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/03/2023		

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:
<u>Site and Proposal</u> The application site comprises a good-sized detached two storey dwelling located on the southern side of Upmill Close. To the front of the property there is a detached double garage and driveway accessed by a shared drive. To the rear of the site there is a garden enclosed by a combination of fencing and a boundary wall. The surrounding area forms part of an early 2000's residential development featuring detached dwellings of a similar size and style. Directly west of the site lies a car sales garage and to the south is a footpath that leads to Swaythling Road. The application seeks approval for a single storey front extension located on the western elevation. This would replace the current single storey projection that is in place. The proposed extension would have a flat roof and would have a depth of 4.3m, a width of 4m and a height of 2.9m. This is proposed to be finished in materials that would match the existing. The proposed extension would comprise of an office and hallway and would infill 1no. ground floor window to the southern elevation which serves the living room. There would

also internal reconfigurations which would involve the enlargement of the existing kitchen/dining area.

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 West End where the principle of development is acceptable.

Design and Layout

- The design of the single storey front extension is suited to the host dwelling in terms of its form, scale and appearance.
- Upon the site visit, it was noted that many of the properties within the residential development have single storey front projections with mono-pitched roofs and is a common feature within this estate. While the proposed extension would have a flat roof, it is considered to be acceptable roof form as it would reduce the bulk/massing to the extension.
- Furthermore, the extension would be set back from the principal elevation and due to the position and orientation of the host dwelling, the extension would only be partially visible within the public realm, much the same as the current single storey projection in place. Additionally, the detached garage to the front of the site would mostly screen the proposed development from both the entrance to the shared drive on Upmill Close and the footpath that leads to Swaythling Road. It is considered the impact upon the street scene would be minimal and not cause detrimental harm to the character area.
- The proposed extension is considered a subservient addition to the host dwelling, the usage of matching materials would ensure the development would respect the character of the property.
- The proposed extension would not be an overdevelopment of the site and sufficient amenity space would remain.
- The extension would not result in any additional bedrooms; therefore parking would remain unaffected.

Residential Amenity

- Due to the scale, nature and siting of the proposed extension, it is not considered that there would be any adverse unacceptable impact in terms of loss of privacy, light or outlook upon the amenities of the neighbouring properties and as such the development accords with guidance set out in the 'Quality Places' SPD.

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 ☐