

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/94815

**Site Address:** 10 KINGSMAN DRIVE, BOTLEY, SOUTHAMPTON, SO32 2FW

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Proposed 2 storey and single storey rear extension and first floor window on side elevation

|                                                                                                                    |                                                |                                    |
|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within Established Residential Area</li><li>• HRA Screening Area</li></ul> |                                                |                                    |

|                                                                        |                                     |                                               |
|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                     |                                               |

|                   |                                                    |                                             |                                           |
|-------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | No comments received                               |                                             |                                           |
| Parish Council:   | No objections                                      |                                             |                                           |

|                                      |                                                |                                    |
|--------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 24 <sup>th</sup> March 2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>The application site contains a two-storey detached dwelling, located on a modern newly built estate. To the rear of the property, there is a split-level garden with a set of stairs lead to the upper level which is a small area laid to lawn. To the side of the property is a driveway providing off-road parking and leading to a detached garage. The surrounding area is residential area in nature, built as part of a modern estate development, characterised by a mix of terraced, semi-detached, and detached properties of varying style. This application seeks approval to construct a single storey and a two-storey extension to the rear. It also proposes to add two first-floor side facing windows to the east elevation. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:</p> <p><b><u>Principle</u></b></p> <ul style="list-style-type: none"><li>• The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon</li></ul> |

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.
- From the submitted plans, it is understood that the proposed rear extension is formed of both single storey and two-storey elements and are considered to be one enlargement. The single storey element would span approximately 7.5m in width, and the two-storey element would only extend approximately 5.2m in width. Both ground and first floor level would not be wider than the original dwellinghouse, the proposal is therefore considered to respect the scale and proportions of the host dwelling.
- The proposed two-storey rear extension would be subordinate to the main dwelling with its roof ridge dropped in height from the main roof ridge. As such, it would appear visually subservient to the existing dwelling. It is still perceived in views from the street as forming an integral part of the regular pattern of built development within this part of the street.
- There is a public open space and pedestrian pathway next to the property and therefore the proposed rear extensions can be seen from public vantage points. However, it is not considered that the proposal would introduce an oppressive and intrusive form of development to the street scene due to the particularly open nature to the side of the property.

### **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.
- Due to the positioning and orientation of the host property in relation to the neighbouring properties, there is little potential for any significant overshadowing and harmful loss of light or outlook as a result of the proposed development. Also, given that the rear neighbour at 11 Baker Close is sat at a higher topography than the application site, together with the extra tall rear fencing, the proposed first-floor rear facing windows would not be possible to overlook to the neighbour's private amenity space. Lastly, the new side facing windows on the east elevation would only look out onto areas already open to public view, they are therefore unlikely to generate concerns relating to overlooking.

### **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 application property will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to 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
- After assessing the application, the recommendation is to permit. The proposal would not create a detriment to neighbouring properties and the proposed rear extensions are considered the subservient additions to the host dwelling.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments