

DELEGATED OFFICER REPORT

Application Ref: H/23/94661

Site Address: 23 ROSEBERY CRESCENT, EASTLEIGH, SO50 4HX

Case Officer: Alexandra Stone

Description: Demolition of existing garage and erection of a side/rear extension and porch. Adaptation work

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul and Surface Water		

Planning History?	Yes ☒	No ☐
Z/13402/002/00 – Permit – 06/10/1978		
Extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>21 Rosebery Crescent (Summarised) :</u> No mention of outbuilding to rear of garage. Supports the need to accommodate the applicants need due to medical conditions. The boundary of the two garages has a power point to the rear garden and other items such as the satellite dish. Main concern is the drainage and sewer connection which serves lots of households. Concern regarding demolition of garage and the integrity of their garage whilst being demolished and that a car impacted the wall which they hope would be rectified. <u>Officer Comments:</u> The plans show that there is an existing store to the rear of the garage labelled “st”. The cables, satellite and matters pertaining to boundary treatment is a civil matter and not planning related. Any queries relating to drainage and sewers should be put to Southern Water as this also is not a planning matter.		
Parish Council:	No Objection		
Southern Water:	It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over to a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk. 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.		

	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise Southern Water, of measures which will be undertaken to protect the public sewers.
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Site Visit:	Yes ☒	No ☐
Details: 19/04/2023		

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 development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for demolition of attached garage to create a single storey side/ rear extension. This is to create a downstairs bedroom and disabled facilities. The porch is approx. 1m wider than the existing. - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The design of the single storey rear/ side 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. There is a 4th bedroom proposed which is currently a living area. This is to change the use of the room and not creating the space. The block plan shows that there is ample space for the provision of 3No. spaces which would be required. It is also noted there are no parking restrictions within the road. - The design and layout respects the character and appearance of the locality. There are many examples within the street scene, in that the properties have different ways of spacing between neighbouring properties. <u>Residential amenity</u> - 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 proposed extension appears to remain the same height as existing garage and outbuilding, and stepped away from the neighbouring property to prevent over shadowing. - There is a window proposed to the front elevation which overlooks the public realm which is expected and accepted.

- It is noted there are two windows to the side elevations to the rear of the extension. These will be at ground floor which unlikely to cause overlooking.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...