

DELEGATED OFFICER REPORT

Application Ref: H/23/94643

Site Address: 42 CONDUCT GARDENS, EASTLEIGH, SO50 9QG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/11/70044 - Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures. - Permit - 26/07/2012 • F/17/80239 - Retention of side and rear covered area - Permit - 23/10/2017		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	26 Conduct Gardens – Support – Summarised • In keeping with the look of the area • Matching materials		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 13 th April 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 application site contains a two-storey semi-detached property occupying a corner plot. The garage is located at the back of the rear garden. The surrounding area is made up of a range of modern houses built around 2014 following the redevelopment of the former Pirelli Factory site for housing which gained planning approval in 2011. The area includes landscaping, public art, crèche, community hall and office facilities. This application seeks to retain a veranda type structure at the rear of the property, which is substantially similar to F/17/80239 which was approved in 2017. 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.
- From a site visit, it was noted that the proposed single storey rear extension is more of a veranda as it is attached to the host dwelling and partly enclosed. This new construction is on a similar footprint to the previous construction with the main difference being the plastic roof has been replaced by a solid roof. It is considered that the new roof is more in keeping with the host dwelling and upkeep the high-quality appearance of the area, as such it is a welcomed alteration.
- Given that the new construction is of a similar height and footprint of the previous rear addition, therefore it remains subservient in appearance and does not impact the residential character and appearance of the locality.
- Whilst the top of the roof is visible from the street scene, it sits inconspicuously and harmoniously within the application site, therefore raises no concerns.

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 new construction offers sensibly planed additional space to serve the main house and therefore does not unacceptably impact on the current or future occupiers' residential amenity. Furthermore, it is set a reasonable distance away from the rear neighbour (40 Conduct Gardens) by way of the rear garages. As such, it is not considered to have an unacceptable impact on the amenity of any neighbouring properties in terms of loss of privacy, outlook, or light.

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 new covered area is not used as an additional bedroom and therefore the proposal does not impact on the existing car parking arrangements.

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
- The new construction is considered to be of an appropriate size and design which has improved the existing appearance to the host dwelling. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments