

DELEGATED OFFICER REPORT

Application Ref: H/23/94707**Site Address:** 74 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JB**Case Officer:** Alexandra Stone**Description:** Demolition of garage, extension of porch at front, first floor rear extension, ground floor rear and side extension and patio at the rear

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

Planning History?	Yes ☒	No ☐
Z/39422/000/00 – Permit – 14/01/2003 Two storey rear and single storey front extensions F/07/60040 – Permit – 03/07/2007 Rear conservatory H/21/89554 – Permit – 19/03/2021 Single storey rear and side extension, replacing existing conservatory and garage.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	Stated “No Comment”		
Ecologist:	No Objection - What is the current surface water drainage system? The plans appear to show a surface water drainage inspection chamber in the front garden and an aco drain with new paving in the front garden. Given the small scale of these proposals I think the changes to the surface water drainage can be conditioned and investigated by the engineer before the start of works. <u>Officer comments:</u> It is not reasonable to condition that drainage information is submitted for this application as household applications are not required to submit drainage information under policy DM6.		
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 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 . 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 the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: 03/04/2023		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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:

Principle

The application is for demolition of existing garage, extension to the existing front porch, first floor extension to the rear, single storey wrap around extension to the side/ rear with patio area.

The first-floor extension is situated above the existing conservatory footprint, creating two larger bedrooms with en-suite and dressing area.

The single storey rear extension is approx. 2m towards the rear garden, extending approx. 10m in width and 11m to the front of the dwelling at the side.

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the first-floor 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 are no additional bedrooms proposed, for a 4+ No. bedroom dwelling the required allocated parking set out in the Parking Standards SPD, 3 No. spaces are required in which the plans show are being retained.
- The design and layout respects the character and appearance of the locality.
- The proposed porch is similar in appearance to other porches within the street scene.

Residential amenity

- 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.
- It is noted that roof lights proposed which are above average head height therefore 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 ...