

DELEGATED OFFICER REPORT

Application Ref: H/23/94609

Site Address: 9 OATLANDS CLOSE, BOTLEY, SOUTHAMPTON, SO32 2DF

Case Officer: Alexandra Stone

Description: Demolition of the garage. Two storey side extensions. Two storey rear extensions. Alteration to fenestration.

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

Planning History?	Yes ☒	No ☐
Z/18105/001/00 – Permit – 20/04/1978 Construction of double garage Z/18105/002/00 – Permit – 19/06/1981 Two storey rear extension and re-roofing garage Z/18105/003/00 – Permit – 11/07/1985 First floor front extension and reroofing of porch Z/18105/004/00 – Permit – 14/02/1986 Construction of conservatory Z/18105/005/00 – Permit – 30/08/1995 Construction of conservatory Z/18105/006/00 – Permit – 20/04/2000 Single storey side extension following the demolition of conservatory H/22/93393 – Permit – 23/09/2022 Proposed two storey side extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations: <u>Support</u> <u>8 Oatlands Close:</u> As the owner of number 8 oatlands close I have no issues with this proposed build. <u>4 Oatlands Close (Summarised):</u> In support of the application. Materials are in keeping with other dwellings, no overlooking to the neighbouring property as bordering trees obscure. Overall footprint not much greater. <u>Comments</u> <u>10 Oatlands Close (Summarised):</u> Assuming the development requires deeper foundations, advise care is taken due to property showing subsidence. Rainwater floods gardens, asks that attention be paid to drainage. <u>Officer comments:</u> In respect of foundations being dug, the matter is for building control and not considered a planning matter, regarding potential damage to neighbouring property, this is a civil matter.			

Parish Council:	<u>Object</u> - The proposed boundaries of the property are too close to the neighbouring houses and those to the rear on Maddoxford Lane. - The property has previously been extended and further extension was considered to be over development of the plot.
Southern Water:	No Comments Received
Ecologist:	No Objection

Site Visit:	Yes ☒	No ☐
Details: 21/03/2023		

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: 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 existing garage, two storey side and the previously approved two storey rear extension. The side extension would measure approx. 5.3m at the front elevation by 6m and to the rear elevation approx. 8.4m. The extension will provide an additional bedroom and office to first floor, and ground floor there would be an integral garage, office/ gym and wet room. - The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The design of the two-storey 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. It is noted that there is currently only 2No. allocated parking spaces available within the site boundary, one being the garage and the second on the driveway. In the parking standards SPD for a 4+ bedroom dwelling, 3 parking spaces are required. - The design and layout respects the character and appearance of the locality. <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. - There are no windows proposed to the side elevation to prevent over-looking. <u>Other material considerations</u>

- 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 ...