

DELEGATED OFFICER REPORT

Application Ref: H/23/94504

Site Address: 28 SPRING CLOSE, FAIR OAK, EASTLEIGH, SO50 7BB

Case Officer: Rachael Morris

Description: Two storey side extensions

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
- T/20/88968 - 2 no. Oak (G2) - Crown raise to 6 metres and thin canopy by 15% - Part Consent Part Refuse – Dec 2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Tree Officer:	There is a tree in relatively close proximity in green space on Spring Close and a couple of significant trees on Winchester Road (unknown ownership), which are subject to TPOs. Whilst we have no concerns regarding primary impacts (e.g. encroachment in the RPAs), we have some concerns regarding secondary impacts, such as construction access and activities However, these issues are easily mitigated through the use of Construction Exclusion Zones demarked with some form of fencing - the position of which can be shown in a Tree Protection Plan. Therefore, we raise no arboricultural objection to the proposal, subject to a condition.		
Ecology:	There are records of slow worms and bats near this property and mature trees on site which could provide habitat for nesting birds and roosting bats. It is not possible to see all the house from the photos on Google maps. To determine whether a survey is required I need to review photos of the house and garden. This should include all areas of the roof, fascia, soffits and areas around the windows which might be impacted by the proposals. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.		

Site Visit:	Yes ☒	No ☐
Details: 24/03/2023		

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; Trees and Development.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

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

Design and layout

- 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. The proposed two-storey side extension would create an additional bedroom which would total 4 bedrooms. This would require 3 no parking spaces, in accordance with the Residential Parking Standards SPD.
- The design and layout respect the character and appearance of the locality.
- The proposed two-storey side extension has been amended to become more of a subservient addition. This has been achieved by bringing the front wall back off the original front building line by 1m at first floor level and by bringing the ridge of the roof down below the main original ridge. From the front and side elevation, the proposed two-storey extension appears as a clear addition and does not dominate the dwelling's character.
- There are examples in the locality where properties have had two-storey side or first floor side extensions and as such this proposal would not appear out of character. In addition, the proposed materials are to match the existing which will help to retain the prevailing character of the main dwelling.
- Whilst it is recognised some area of open space adjacent to the dwelling, which is currently beneficial as privately owned perceived open space for the public, would be lost, this is minimal and as there is a larger space adjacent, this would not result in a detriment.

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.
- The adjacent neighbouring property (no.49 Spring Close) is located approx. 20m away. This is a suitable distance on a flank elevation for side windows to be present and not create an unacceptable loss of privacy. This is also softened by the fact there is an area of open green space between properties with two mature trees.
- The proposed rear windows to the first floor would have a similar impact to those existing. Moreover, they are positioned approx. 22m from the neighbouring property to the rear. Although this does not directly overlook another property's

rear (overlooking a flank elevation), it is considered this accords to the key principle of guidance within the Quality Places SPD that states first floor rear windows have a recommended minimum separation distance of 22m.

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 ☐
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Comments ...
