

DELEGATED OFFICER REPORT

Application Ref: H/23/95040

Site Address: LOWLYNN, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AH

Case Officer: Alex Webb

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA and Ramsar) Aviation safeguarding - Airport Safeguarding Zones Article 4 Direction - restricting the use of land by Hovercraft AQMA - Extension to Hamble AQMA Sewers - SW Sewers 2m Buffer FOUL		

Planning History?	Yes ☐	No ☒
Details ...		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Response		
Southern Water	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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer		

Site Visit:	Yes ☒	No ☐
16/06/2023		

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:
Lowlynn is a traditional two-storey, detached 4-bedroom Victorian villa set in a long linear plot within the built-up area of Bursledon. The site is located on the south east side of Bridge Road in a row of similar residential properties, which have a prominent two storey front gable above a ground to first floor bay window and hipped roofs. Many neighbouring properties been modified through rear and side extensions. The property fronts onto Bridge Road with a driveway and parking area to the side. The main private amenity space is located to the rear where there are two detached ancillary outbuildings. The boundaries consist of close board timber fencing.

The proposal is for a single storey rear extension to the existing property following removal of an outbuilding and demolition of the attached small storage area, accessed externally from the garden. The extension would measure approx. 5.5m in length by 6.9m wide. It would have a maximum height of 3.91m and an eaves height of 2.77m. It would have a pitched, gable end roof and would incorporate glazing in the form of windows and French doors across the majority of the rear elevation and further glazing in the eaves. A single window with stone sill and lintel is proposed on the side (south east) elevation and two sets of roof lights on both side elevations. The extension would allow for the formation of an open plan kitchen/dining/seating area. The extension would be finished in slate and red brickwork to match the existing dwelling.

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

- The development is within the urban edge where the principle of development is acceptable.
- The design of the 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 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 design and layout respects the character and appearance of the locality.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: For the reasons set out above the application is recommended for approval subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
