

DELEGATED OFFICER REPORT

Application Ref: H/23/94958

Site Address: 8 THE PADDOCK, EASTLEIGH, SO50 4SD

Case Officer: Rachael Morris

Description: Proposed single storey side extension and single storey link to garage. Alterations to fenestration. (Revision H/21/91468)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order(s) • Southern Water Sewers (Surface Water) and Water Trunk		

Planning History?	Yes ☒	No ☐
• Z/17910/001/00 - erection of 8 detached houses with garages – Permit - Jun 1979 • Z/17910/002/00 - the erection of 18 dwellings in five 3-storey terraces with garages – Refuse - Nov 1979 • Z/17910/003/00 - erection of detached house and garage – Permit – Oct 1981 • F/06/56695 - Single storey rear extension – Permit – May 2006 • T/18/83475 - 1 no. Oak - crown lift to 5m over parking area. 2 no. Ash - fell. – Part consent part refuse – Aug 2018 • T/18/83976 - 2 no. Ash (T1 & T2) - Fell. – Refuse – Nov 2018 • T/18/84243 - T1 Ash – Fell. T2 Ash – Fell. – Refuse – Dec 2018 • H/21/91468 - Single-storey side extension and two-storey link to garage to provide annex for dependant relatives – Permit – May 2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Tree Officer:	This application does not appear to be significantly different from the previous application (H/21/91468) – it appears to be the same footprint. From an arboricultural perspective, therefore, we are satisfied with the report that was previously submitted, and included in this application, as it is deemed to be relevant. Therefore, we raise no arboricultural objection to the proposal, subject a condition.		
Ecology:	I have reviewed the photos of the building and do not see any obvious potential bat roost features. The hanging tiles are in good condition with no gaps. There is a broken corner of one tile in the centre of the gable end with no gap created, and a slightly displaced tile on the bottom row which would not be likely to shelter roosting bats. Add an informative to the decision notice.		
Southern Water:	The submitted drawing no. CVUJ911-001 shows 3 metres easement on either side of the water main is satisfactory to Southern Water. - The 16 Inches public water trunk main and 4 inches distribution main requires a clearance of 3 metres on either side of the water mains to protect it from construction works and to allow for future access for maintenance. - No excavation, mounding or tree planting should be carried out within 3 metres of the external edge of the public water mains without consent from Southern Water. 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 ☐
Details: 25/10/2021		

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, 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 development is within the urban edge where the principle of development is acceptable.
- The application property is a detached two storey dwelling, the front elevation of which is orientated perpendicular to the main road and sitting at the end of a cul-de-sac of eight two storey detached dwellings dating from the 1980s.
- The property has generous amenity garden space which is generally well screened and backs onto Twyford Road to the east. The form of development is typical of this period and made up of many cul-de-sac streets off a couple of main spine roads.
- The proposal is an amendment to a single-storey side extension and two-storey link to garage to provide an annexe (H/21/91468). This received permission with conditions in May 2022. Therefore, this proposal uses the same footprint but involves a reduction in built-form to only single-storey.

Design and layout

- The application site is irregularly shaped with the property sited perpendicular to the main road, and as such the principal elevation does not front the highway. Subsequently the impact of the proposed two-storey link to garage to provide an annex, whilst visible from the street scene, is a relatively modest addition and would not represent a visually oppressive structure to the highway footpath and nor will it appear unduly prominent in the street scene.
- The effect of the extension is considered not to result in a harmful erosion of the open aspect of the plot would maintain the current visibility from a number of public vantage points and will integrate with the existing dwellinghouse and would not detract from the character and rhythm of the street scene. In terms of design, the extension is considered to be sympathetic to the existing dwellinghouse and it will match the property in terms of materials and fenestration. This amends a previous application for a two-storey extension and as such this single-storey amendment will be more sympathetic to its location.
- The proposal does not relate to the formation of a separate, severed unit of accommodation which would operate as a distinct planning unit or an individual dwellinghouse. As such it is not considered that the usual standards associated with independent residential dwellings (rather than annexes) would be applicable. In addition, the annexe would remain connected to the main house in which the same front door would be used, and the occupants would rely on the main house for some activities of day-to-day life.
- Sufficient on-site parking provision to serve the host property of this size remains and therefore the development proposal will accord to guidance set in the Residential parking standards SDP. Subsequently, this scheme would not have a detrimental effect on the amenity of the street scene or to highway safety.

Residential amenity

- Due to the orientation of the of the original dwellinghouse and the position of the proposed extension, the proposal is unlikely to impact on the amenities of neighbouring properties. There is little potential for any significant overshadowing and significant harmful loss of light or outlook, it is judged that this new proposal would comply with the '45 Degree code' and accords with guidance set out in the 'Quality Places' SPD.
- The proposal would not have a significant increased impact on residential amenity on the basis that the proposed annexe will be used by a family member and would be limited to an ancillary use to/for purposes incidental to the enjoyment of the host house rather than operating as an independent dwellinghouse. Due to its size and its relationship to the main house the annex is unlikely to become an independent unit of accommodation.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention which will be supported by condition.
- 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 ...