

DELEGATED OFFICER REPORT

Application Ref: H/23/95206

Site Address: 83 NEWTOWN ROAD, EASTLEIGH, SO50 9BX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension and replacement rear extension, plus installation of solar panels to pitched roofs.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 supporting letter was received		
Parish Council:	No comments received		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. 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.		

Site Visit:	Yes ☒	No ☐
Details: 8 th June 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 Appraisal for Eastleigh (ELAC 12)

Assessment:
The application property is a two-storey terraced dwelling situated on the west side of Newtown Road. The dwelling backs onto a rear vehicular drive beyond which are other residential properties and their associated private gardens. The area is predominantly residential in nature and has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and

continuous building frontage. The consistent use of red brick also adds to the distinct character of the area. The application seeks approval to construct a single storey side and rear extension that wraps around the host dwellinghouse, filling the small gap to the side boundary with 85 Newtown Road and replacing the existing single storey rear extension. The proposal also includes the installation of solar panels to the existing pitched roof. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The site is also part of the character area of Eastleigh (ELAC 12) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks, continuous building frontage and vista termination in order to retain the sense of enclosure provided by existing development
 - ii) Minimise the requirement for on-street parking in new development
 - iii) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

The proposal is considered to meet the requirements of the above guidance, as the proposed single storey extensions would be modest, subservient additions and would not be seen from the street scene so the main building could maintain the continuous building frontage and retain the sense of enclosure. The proposed extensions would also be largely screened by the trees and outbuildings within the rear garden, thus would not be highly visible when viewed from the rear vehicular access. Furthermore, the used of matching materials would help to minimise its visual impact.

- Given the application property and the neighbouring properties are set on a fairly small sized plot, there are a number of rear single storey extensions on the nearby properties to maximise the living space, therefore the proposed extensions would not appear at odds with the general form and scale of development. The proposal is considered to respect the character and appearance of the locality.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Whilst the outlook and amount of light to the adjacent neighbour (85 Newtown Road) would be reduced by virtue of the extension being along the boundary and higher than the boundary fence, the degree of light lost is not considered to be significant. Together with the new wraparound extension would be built on a

similar footprint with the existing rear extension (similar depth) and there is a separation distance between No.85 and the joint boundary, the proposed extension would not visually dominate the neighbouring property to an extent to warrant a refusal. It should be noted that no objections have been received from any neighbours during the consultation period.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- On street parking (Permit controlled) exists to the front on the dwelling. The proposal does not include the addition of any bedrooms and therefore does not generate a need for additional parking provision.

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, 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.

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:

- Subject to conditions
- To conclude, the proposal would not create a detriment to neighbouring properties and is considered an appropriate addition to the main house. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments