

DELEGATED OFFICER REPORT:**Application Ref:** F/23/95246**Site Address:** 3A & 3B, Salisbury close, Eastleigh, SO50 9BN**Case Officer:** Clare Martin**Description:** Loft conversion and rear dormer to 3a and single storey rear extension to 3b

Particular Site Constraints?	Yes ☐	No ☒
Details:		

Planning History?	Yes ☒	No ☐
F/14/74016 - Conversion of dwelling to two flats comprising ground floor one bed studio apartment and one bed flat above – Permitted (September 2014)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	<u>Objection (5 Salisbury Close)</u> Dimensions should be written on the plans. If the extension is 5.9m deep, then this is not acceptable as it would block sunlight to my garden to areas where I dry my washing and grow vegetables. If this measurement is from the original building (so includes the existing 2.5m deep extension) that would be acceptable. <u>Local Authority Response</u> The proposed extension is 3.4m deep. The 5.9m depth was taken from the back of the original house and so included their previous extension.		

Site Visit:	Yes ☒	No ☐
Details: 22/6/23		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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:

Proposal:

The original house was converted into 2no. one bed flats in 2014, under application F/14/74016. The current proposal is to extend the amount of living accommodation provided within both flats. A flat roof ground floor rear extension will be added to flat 3a enlarging its bathroom, kitchen and lounge. A flat roof rear dormer will be added to flat 3b enlarging its bathroom and kitchen and creating a new living area within the property's roofline.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details according with the relevant planning policies.

Character and Appearance

The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The flat roof design minimises the massing of the extension most of which will be obscured by the boundary treatment. The proposal replaces a small rear extension already at the property and will blend in with the mixture of extensions and outbuildings present along the rear service alley.

The proposed dormer window faces onto the rear service alley rather than one of the main streets. While not attractive feature there is a mixture of development present within the service alley, including another two storey house with a similar size flat roof rear dormer window and more modest pitched roof dormers within the nearby flatted block. As such, on balance, the dormer window is considered to be an acceptable addition to the back of the dwelling and will fit in with the development already present within the service alley.

Residential Amenity

The size and design of the single storey rear extension is typically found within residential areas and the patio doors are at the back where they face onto their own garden. The extension has a low flat roof and will add 3.4m depth onto the back of the existing single storey extension, taking the combined length to 5.9m. The extension will not have an acceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook).

The position of the dormer window will not impact upon the outlook or daylight of the neighbouring properties. The dormer window will serve a main living area, however, views into the neighbouring gardens are at an obscure angle and should not be significantly greater than the existing first floor lounge window. There are no residential properties directly behind the site, with the side window on the block of flats being further back and well over the council's required 22m separation distance.

The development accords with guidance set out in the 'Quality Places' SPD

Other Considerations

- The proposal would not be an overdevelopment of the site as it would retain a large rear garden and not impact upon the property's current parking provision.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 Environment 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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...