

DELEGATED OFFICER REPORT

Application Ref: H/23/95219

Site Address: 24 ST JAMES ROAD, WEST END, SOUTHAMPTON, SO30 3FU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension. Part side extension

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:	No comments received		
Parish Council:	No comments received		

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 Hedge End, West End and Botley (HEWEB 17)

Assessment:
The application property is a one-bedroom detached bungalow, which features a front garden and driveway. At the rear, there is a detached garage within the garden. The plot itself is not flat, sloping from east to west and therefore there is a pair of staircases at the rear of the property leading to the garden. Situated to the north of West End Centre, the surrounding area is predominantly residential, characterised by bungalows and semi-detached pairs. This area has a particularly strong character due to the uniformity in plot widths and buildings heights and the continuity in building line. The proposal seeks approval to erect a single storey rear extension with a rooflight, decking area and steps. The extension itself would have an L-shape footprint as a portion of the extension, measuring 1.2m, would extend beyond the side wall. The works would result in associated internal layout. 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 Hedge End, West End and Botley (HEWEB 17) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Retain the grass verges.
 - iii) Maintain the predominant plot widths and continuity in building line.
 - iv) Maintain a uniformity in building heights within each street.

The proposal is considered to meet the requirements of the above guidance, as being a single storey in nature, the proposed extension would not exceed the roof height of the original house, ensuring that the overall building height in the area remains consistent. By not extending up to the boundary fence, the proposed development would respect the plot widths, preserving the visual balance of the neighbourhood.

- The location of the rear extension at the back of the property ensures that it would have minimal impact on the street scene. Additionally, the presence of the existing side gate would further contribute to screening the extension and therefore it would remain tucked away from the street view.
- Although the proposed rear extension is quite substantial in size, it would blend seamlessly with the existing by using matching materials. The use of a flat roof would also contribute to its understated presence.

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.
- Despite extending beyond 1.2m to the side elevation, there is still an adequate separation distance maintained with the southern neighbour (26 St James Road), preserving their privacy, and minimising any potential overshadowing concerns. Being a single-storey structure, the side windows on the south elevation are not considered to overlook the neighbouring properties. No objections have been received from this neighbour during the consultation period.
- Although the proposed rear extension and decking area would be positioned close to the northern boundary, it is noted that the northern neighbour (22 St James Road) already has a detached garage alongside the common boundary. As such,

this existing structure could act as a buffer, providing a visual and physical separation between the two properties. In addition to this, there are no side facing windows on the north elevation to prevent any potential loss of privacy for No.22.

- With regards to the amenity of the future occupiers, due to the topography of the land, the proposed extension would optimise the utilisation the land by incorporating the decking and steps, creating a functional outdoor space.

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.
- The proposal will add two bedrooms and will result in the property being categorised as having 3+ bedrooms which requires at least 2 off-highway spaces. It was noted from the site visit that the existing driveway is capable of accommodating two cars, which meets the parking requirements.

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
- In conclusion, the design of the proposed extension aligns with the area's character, ensuring minimal impact on the street scene. Also, it would not adversely affect any adjacent neighbours. The recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		