

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/95302

**Site Address:** 11 ASHTON GARDENS, EASTLEIGH, SO50 4DF

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Two storey Rear extension coming out 2.5 metres on the ground floor and only 1.5 metres on the first floor

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| <b>Particular Site Constraints?</b>                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the urban edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li></ul> |                                                |                                    |

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|------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b>                                               | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| There does not appear to be any planning history relating to the site. |                                     |                                               |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                 | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | 3 letters of representations were received to the application, all of these were objections. They raised the following issues and concerns: <ul style="list-style-type: none"><li>• Overlooking</li><li>• Overshadowing</li><li>• Set a precedent</li><li>• Obstruct the view</li><li>• Affect the value of the property</li></ul> |                                             |                                           |
| Parish Council:   | No comments received                                                                                                                                                                                                                                                                                                               |                                             |                                           |
| Ecologist:        | There are records of swifts, bats, slow worms, common toads, and grass snakes in the vicinity of this property, but these species are not likely to be found on site.                                                                                                                                                              |                                             |                                           |

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|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 28 <sup>th</sup> June 2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                |
| The application site contains a two-storey detached property with an attached garage to the side. This property is situated within a relatively new build estate and is just over a mile from Eastleigh town centre. The immediate surroundings are predominantly |

residential, characterised by properties of the same age, though of different types, including three-storey townhouses. Unique in its vicinity, this property appears as the only detached property. The application seeks approval to construct a two-storey extension to the rear of the property, and it is intended to extend 2.5m outwards on the ground floor and extend 1.5m on the first floor. 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 proposed rear extension is modest in size, which is considered to seamlessly integrate with the existing property. By reusing the existing windows and doors, as well as using the matching materials, the overall look of the building will main consistent, allowing the extension to blend harmoniously with the host dwellinghouse. As a result, the impact on the street scene will be minimal.
- It is also noted that the surrounding area does not possess a strong character. Given this context, the proposed rear extension will have little to no noticeable impact on the character of the area.

### **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.
- The primary concern of the proposed two-storey extension is its potential impact on the rear neighbour's property, particularly regarding issues of overlooking and loss of privacy. The existing back-to-back distance between the properties could be reduced by the proposed extension, raising concerns about privacy implications. However, it is considered that the extension's protrusion of only 1.5m from the first-floor level would not create a substantial difference for the rear neighbours compared to the current situation. The sightlines into the rear neighbour's property can still be controlled.
- Additionally, taking into account that neighbouring properties consist of three-storey structures while the application property is limited to two storeys, therefore the first-floor windows of the new extension would not overlook beyond the height of the neighbouring properties' third-floor windows. As a result, it is concluded that the impact on the rear neighbours is not deemed harmful enough to warrant a refusal of the proposed extension.
- The neighbours have expressed concerns regarding the potential impact of the proposed two-storey rear extension on property values and fear that it might set a precedent for future developments in the area. However, it is essential to clarify that the effect on property values is a subjective matter and is not considered

material planning consideration. Similarly, the concern about setting a precedent should not be the primary basis for approving or refusing the proposal. Each planning application must be determined independently and based on its individual merits.

### **Ecology**

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of swifts, bats, slow worms, common toads, and grass snakes in the vicinity of this property. Therefore, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, it was confirmed that these species are not likely to be found on site
- Any slow worms, reptiles or grass snakes found on site must not be disturbed but should be allowed to move to a place of safety/suitable habitat on their own. All site workers must be made aware of the low likelihood of these species being on site and know what to do if they are found. Biodiversity enhancements will be required. A bat brick/box and a swift brick/nest box may be appropriate for this building. If only one is possible, a swift brick/box is preferred for this site.

### **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 proposed extension aims solely to enlarge the existing rooms on both the ground floor and first floor of the property. As a result, the extension itself would not create any additional room that would necessitate extra parking spaces. The proposal will not have any adverse impact on the current parking arrangements.

### **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
- While overlooking and loss of privacy were raised as valid concerns, the extension's modest protrusion can mitigate these issues to a satisfactory extent. And the fact that neighbouring properties are three-storey structures and the extensions' first-floor windows are not considered to overlook beyond the neighbour's third-floor windows. As such, the proposal is considered acceptable.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments