

DELEGATED OFFICER REPORT

Application Ref: H/23/95402

Site Address: 2 GOLDSMITH ROAD, EASTLEIGH, SO50 5EP

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing conservatory

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area EBC Owed Land Southern Water Sewers 2m Buffer		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No objection		
Southern Water Services:	No objection, guidance notes provided		
Asset Management:	No response required		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/07/2023		

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 Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a two storey dwelling with a rear conservatory located on the south western side of Goldsmith Road, close to the junction of Derby Road. The site has an open frontage; there is a driveway and small garden to the front. To the rear there is a garden with a garage/outbuilding and further off-street parking at the end of the garden accessed via a service road from Shelley Road. The surrounding area is residential in nature and features properties of a similar age and design. <u>Proposal</u> This application seeks permission for the construction of a single storey rear extension following the removal of the existing conservatory, The extension will contain an open plan kitchen/diner/living space and there would be internal reconfigurations so that the existing

dining room would become a snug/accessible bedroom with a shower room for a family member to use who has a chronic medical condition.

The proposed extension would have a flat roof and would measure approx. 7.6m in width, 4.0m in depth and have an eaves height of 2.7m with an overall height of 3.3m and would be set in slightly from the boundary shared with no.4. The extension would be served by a glass roof lantern with sliding doors and 1no. window to the rear elevation. This would be finished in a combination of materials, including matching brickwork to the side elevations and vertical cedar cladding to the rear elevation.

The application also proposes the insertion of 1no. obscure ground floor side window to the existing elevation. This window would serve the proposed shower room.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge where the principle of development is acceptable.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. It would replace a conservatory of a similar size; the proposal would have a rectangular footprint instead of a 'L' shaped footprint and would have a slightly reduced depth and height compared to the existing. This results in a less bulky and prominent structure and is considered to be a suitable and more modern replacement.
- The proposal is sited to the rear of the property and would not be visible from the public realm, as such the impact within the street scene would be minimal.
- The introduction of cedar cladding would be a new material to the host dwelling, however as this would not be visible within the street scene and located to the rear elevation only. Overall, the new material is considered a contemporary addition and would enhance the character of the property.
- From the site visit, it was noted that various properties within the local vicinity have been extended to the rear, therefore the proposed development would be in-keeping within the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The neighbour most impacted by the proposal would be the adjoining neighbour no. 4. As noted, there is currently a conservatory in place of a similar size, given this existing relationship and the boundary fencing providing adequate screening, the proposal is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property.
- The extension proposes sliding doors and a window that would directly face the rear garden of the site. There would be no side facing window that would overlook into neighbouring gardens.
- The proposed window serving the shower room is marked on the submitted plans as an obscure window and would have a top hung opening. Additionally, this window would mainly face the boundary fence between the application site and no. 47 Debry Road, as such this window does not generate any overlooking or loss of privacy concerns.

Highways Safety and Parking

- The development proposes an additional bedroom, resulting in the property becoming a 4no. bedroom property which requires 3no. off-street parking spaces

as set out in the Residential Parking Standards SPD. This would be provided by the driveway to the front of the site and the off-street parking within the rear garden.

Other Material Considerations

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

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐