

DELEGATED OFFICER REPORT

Application Ref: H/23/95313

Site Address: 2 BEECHWOOD RISE, WEST END, SOUTHAMPTON, SO18 3PW

Case Officer: Claire Campbell-Best

Description: Erection of single storey rear extension.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Orders (2-H and 327-E) EBC Owned Land Historic Parks and Gardens – The Wilderness		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/28176/002/00	Erection of 23 dwellings and garages	Permit – 08/01/1986
Z/28176/017/00	Change of unit type to plot 2	Permit – 13/01/1988
LDC/23/95050	Lawful Development Certificate for a proposed single storey rear extension to rear of existing garage	Certificate Not Issued – 13/06/2023
Condition 2 of planning application Z/28176/017/00 states no alteration shall be made to the east or north elevations without the prior written consent of the Local Planning Authority The lawful development application was not issued because although the proposed extension met the requirements of Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (General Permitted Development) (England) Order 2015, due to its location on the eastern elevation, a formal planning application was required.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
West End Parish Council:	No comments received		
Trees:	Whilst there are several protected trees in relatively close proximity to the proposed development area, we are not overly concerned regarding the impact. This is because the site is quite unique in respect to levels and development, and the trees are afforded natural protection by the already developed patio and varying levels.		
Asset Management:	No response required		
Hampshire Gardens Trust:	No comments received		
The Gardens Trust:	No comments received		

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

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Site and Surroundings

The application site comprises of a sizeable two storey detached dwelling with an integrated double garage located on the north eastern side of Beechwood Close. To the front there is a driveway and garden that wraps around the side of the dwelling. There is a steep incline from the rear of the property, as a result, there is a split-level rear garden which contains protected trees. Further east of the site, there is green space which is covered by a blanket tree preservation order. The surrounding area features similarly sized detached dwellings of the same age and character, north of the site lies Elixir and Melindas which are detached dwellings that are sited on significantly lower ground levels than the application site.

Proposal

This application seeks permission for the erection of a single storey rear extension which would be located on the eastern elevation of the host dwelling. There would also be 1no. side facing kitchen window on the existing southern elevation. The proposed extension would have a shallow hipped roof and would measure approximately 3m in width, 3.5m in depth and would have an overall height of 3m. The extension would enlarge the kitchen and would be served by 2no. windows in the proposed north and east elevations and 1no. door to the southern elevation that would lead into the rear garden. This would be finished in materials that would match the existing.

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 of West End where the principle of development is acceptable.

Design and Layout

- The design of the single storey rear extension and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension is considered a small, modest addition sited entirely at the rear. It would not be noticeable within the public realm and the impact upon the street scene would be minimal.
- The design and layout of the extension respects the character and appearance of the locality. Various properties within Beechwood Rise have been extended to the rear, therefore the proposal would be in-keeping with the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- As noted in the planning history section, an extension of this size would usually fall within permitted development, however the site is covered by a restrictive planning condition whereby any extensions located on the north or eastern elevations require planning permission. This is due to differing ground levels within the surrounding area and the impact this could have on the neighbouring properties to

the north (Elixir and Melindas). However due to the size, scale and positioning of the proposed extension, it is considered there would be no unacceptable impact on the amenities of these properties in terms of loss of privacy, light or outlook.

- Additionally, the protected trees north and east of the site would screen the view from the proposed window to the north elevation into the rear gardens of Elixir and Melindas and as such, there are no overlooking or privacy concerns.
- The extension would extend slightly beyond rear-built wall of the neighbour to the south, no. 3 Beechwood Rise, this projection is not considered to have a detrimental impact with regards to loss of outlook or light as the properties are slightly angled away from each other and would maintain the same separation distance (approx. 4.8m) with the development in place.
- The proposed kitchen door and 1no. side facing window to the south elevation would face the flank wall to no. 3. The door would face a side facing utility window to no. 3 which is considered a non-habitable room and would not be in frequent use. As such there are no privacy or overlooking concerns with regards to this neighbour.

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.

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 ☐