

DELEGATED OFFICER REPORT

Application Ref: H/23/95378

Site Address: 37 WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FR

Case Officer: Claire Campbell-Best

Description: Proposed side and rear single storey extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Hound Parish Council:	No objection		
Asset Management:	This property has been identified as an Ex-Council house and, as such, will be subject to a restrictive covenant, contained in the Transfer documents. Once planning permission has been approved, the applicant will need to seek consent from the Council for the approved works to go ahead, via a Letter of Consent, issued for a current fee of £260 Please get in touch with the Asset Management Team to request a Letter of Consent, emailing copies of Register and Conveyance documents for the property to: asset.management@eastleigh.gov.uk		

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, semi-detached property with a single storey rear extension and is located on the south western side of Woolston Road. The property is set back from the road by a gravel driveway which extends to the side of the property. To the rear that is a good-sized garden which contains a garage/outbuilding. The surrounding area is residential in nature and features properties of a similar character, some of which have been extended to the side at single and two storey level.

Proposal

This application seeks permission to construct a single storey side and rear extension which would wrap around the south-western part of the host dwelling. The current rear extension would be removed to make way for the new proposals. The proposed wraparound extension would have a flat roof and would allow for an open plan kitchen/dining/family area as well as internal reconfigurations whereby the ground floor w.c., utility and playroom would be relocated towards the front of the house. The proposed rear element would have the same depth as the existing (2.6m) but would increase in height (from 2.7m to 3.0m) and width to incorporate the side element of the proposal. The side element would have a width of 2.4m and would be set in 1.0m from the boundary and would extend the length of the host dwelling. 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 Netley Abbey where the principle of development is acceptable.

Design and Layout

- The design of the single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. Amended plans were received which shows the height of the extension has been reduced from 3.2m to 3.0m in order to decrease any perceived overbearing and is now considered acceptable in terms of scale and massing.
- While the extension is relatively sizeable, the single storey nature of the development provides a sense of subservience. The majority of the proposal is sited to the rear and not overly prominent from public vantage points.
- The side element would be set in from the common boundary shared with no. 35 and clear gap between the two properties would remain with the development in place.
- From a site visit it was also noted that there were other examples of similar extensions within the immediate vicinity. Therefore, the proposal is considered to be in-keeping with the existing development within the surrounding area. The use of matching materials will ensure the proposed development would be both respectful to the host dwelling and would blend in comfortably within the street scene.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The neighbours most impacted by the proposal would be the adjoining neighbours, no. 35 and 39. The side element would project 2.4m closer to no. 35 and there would be a separation distance of 2.6m which is acceptable. The side element proposes 2no. side facing kitchen windows that would directly face 2no. obscured side windows and a utility door to no. 35. It is noted there are 2no. side windows in a similar location on the application site. Given the existing relationship, acceptable separation distance and that the neighbouring windows are already obscured, overall, there are no significant overlooking or loss of privacy concerns regarding this neighbour.
- The rear element would be set in slightly from the boundary shared with no. 39 and would be mainly screened by the fencing between this boundary. Additionally, as there is a similar size extension already in place, it is considered due to the screening and this existing relationship, the proposed rear extension would not adversely impact upon the amenities of the neighbouring property at no. 35.

- Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Highway Safety and Parking

- While the extension does not propose any additional bedrooms, it is noted that the side extension would be sited over the driveway located at the side of the house. The property will remain a 3no. bedroom dwellinghouse which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required off-street parking can be accommodation by the driveway to the front of the site.

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 ☐