

DELEGATED OFFICER REPORT

Application Ref: H/23/95529

Site Address: 75 DONCASTER ROAD, EASTLEIGH, SO50 5QP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • HRA Screening Area • Southern Water Sewers 2m Buffer • Solent Mitigation and Disturbance Zone		

Planning History?	Yes ☒	No ☐
• H/21/91500 - Single storey side and rear extension - Permit - 16/12/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	Support		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 27 th July 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 Eastleigh (ELAC 15)

Assessment:
The application property is a 3-bedroom terraced dwelling situated in the south of Eastleigh centre. It features a modest front garden with a low brick wall marking the front boundary. At the rear of the property, there is an enclosed garden with some outbuildings. The immediate surrounding is primarily residential in nature, characterised by Victorian

and Edwardian style developments. This area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous building frontage. The current application requests permission for the construction of a single-storey rear extension, which is very similar with the application (H/21/91500) approved in 2021. The primary distinctions between the two applications lie in alterations to the roof form, transitioning from a gable design to a flat roof, shifts in external finishes from brick to render, and modifications to the internal layout.

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.
- The site is also part of the character area of Eastleigh (ELAC 15) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - ii) Minimise the requirement for on-street parking in new development.
 - iii) Maintain the predominant brick wall plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

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 extension is positioned at the rear of the property. Owing to the terraced nature of the dwelling, the extension cannot be seen from the front elevation. Consequently, there is no impact on the street scene or the established character of this locality.
- It was noted from the site visit that the plots are relatively compact within this area, and so many neighbouring properties have previously extended to the rear with conservatories or single-storey extensions. Thus, the proposed single storey rear extension is considered to integrate seamlessly within this area's existing features.
- While the rear extension will not employ brickwork to align with the host dwellinghouse, instead opting for an off-white render finish, it's worth noting that render is a prevalent choice in the vicinity. Additionally, a portion of the rear wall of the host dwellinghouse and adjacent terraced neighbour (77 Doncaster Road) have already been rendered, and therefore the proposed extension will blend into its surroundings harmoniously.

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.

- Due to the limited size of the plot, the proposal is considered to offer an enhancement to the residential amenity of the current and future occupants of the application property.
- Despite the rear extension stretching to shared boundaries and filling the gap between the application property and the adjacent terraced neighbour (73 Doncaster Road), the single-storey nature and flat roof design of the extension are anticipated to avoid causing an obstruction to the neighbour's light to an extent that would justify refusal. Furthermore, the absence of side-facing windows in the extension can eliminate any potential issues related to overlooking or loss of privacy.

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 extension does not incorporate any additional bedrooms so it will not impact on the existing car 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
- To conclude, the proposal would not create a detriment to neighbouring properties and is considered an appropriate addition to the main house. The recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		