

DELEGATED OFFICER REPORT

Application Ref: H/23/95352

Site Address: 2 AVON WAY, WEST END, SOUTHAMPTON, SO30 3FY

Case Officer: Rachael Morris

Description: Single storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Southern Water Sewer - Foul		

Planning History?	Yes ☒	No ☐
• H/21/90451 - Loft conversion with rear dormer to provide first floor living accommodation and single storey rear extension – Permit – Jul 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water:	It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk		

Site Visit:	Yes ☒	No ☐
Details: 17/06/2021		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u>

- 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.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed single storey rear extension will host a kitchen with no additional bedrooms and as such the parking requirements remain unchanged.
- The design and layout respect the character and appearance of the locality.
- The proposed single-storey rear extension is a subservient addition to the dwellinghouse and will not be seen from the street scene.
- The previous application (H/21/90451) proposed a loft conversion with rear dormer to provide first floor living accommodation with a single storey rear extension. Although the previous single storey rear extension was at a reduced scale to what is currently proposed, overall, the previous proposal was to a larger scale than this application.
- The existing bedroom to the rear will have a replacement window to the side which ensures the habitable room will still receive natural light.

Residential Amenity

- 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.
- The proposed rear extension is only single storey and as such is not anticipated to create any unacceptable overlooking or loss of privacy to neighbouring properties.

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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		