

DELEGATED OFFICER REPORT

Application Ref: H/23/95687

Site Address: 23 FALCON SQUARE, EASTLEIGH, SO50 9JF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• PN/23/95646 - Prior Notification: Erection of single storey rear extension - maximum depth 5 metres, eaves height 3.1 metres, overall height 3.29 metres. - Prior Approval Refused - 20/07/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Asset Management Team:	No response is required.		

Site Visit:	Yes ☒	No ☐
Details: 15 th August 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 24)

Assessment:
The application property is an end of terraced dwelling, situated within an inter-war development on the southwest edge of Eastleigh. The dwelling is distinguished by its catslide roof and rendered wall surface. There is a paved parking area to the front, and a conservatory to the rear of the property. The surrounding area is residential in nature, and the strength of character is strong. The application seeks approval for the construction of a single storey extension at the rear of the property, intended to replace the existing conservatory. The proposed extension is designed with a flat roof featuring white render

and will span approximately 5.0m in depth by 7.2m in width. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 24) which provides the following guidance on developments and that they should ensure that:
 - i) the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and
 - ii) the open spaces identified on the proposals map are retained and their settings are not adversely affected.
 - iii) In addition to these policies, it is recommended that the predominant plot width, continuity in building line, and semi-mature planting is maintained.

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 single storey extension will be positioned at the rear and will not protrude beyond the side wall, thus ensuring that it will remain conceal from the street scene.
- The use of white render and flat roof will align harmoniously with the host dwellinghouse, and therefore the proposed extension will integrate satisfactorily with the character of the host dwellinghouse and wider surrounding area.
- Half of the proposed extension will occupy the same footprint as the current conservatory, thereby mitigating any concerns of overdevelopment or excessive encroachment into the rear amenity space.

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.
- The proposed rear extension will not extend up to any shared boundaries, thus maintaining a comfortable separation distance. It is considered that the neighbouring properties will not experience any adverse consequences such as loss of light or loss of outlook.
- Due to the nature and height of the proposed rooflights, they will not cause any intrusive overlooking of neighbouring properties.
- The choice of colour and design for the proposed extension is considered to prevent any sense of visual dominance within the immediate vicinity.

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 proposed extension does not involve the addition of any bedroom. As such, there is no need for extra parking spaces.

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
- The proposal will not create a detriment to neighbouring properties and is considered a subservient addition to the main house. The recommendation is to permit.

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments