

DELEGATED OFFICER REPORT

Application Ref: H/23/95896

Site Address: 11 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DJ

Case Officer: Alexandra Stone

Description: Demolition of existing garage to create single storey rear extension and outbuilding

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Order		

Planning History?	Yes ☒	No ☐
T/09/66001 – Refuse Tree Consent – 23/11/2009 Crown lifting to 5m of 1no. Ash (T1) in rear garden		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>9 New Road (Summarised):</u> Concerns of overshadowing, request that the height is the same as their extension, any increase in height would overshadow their property. Projecting 2.5m into the garden is the most they would support as any further it would adversely affect the character and enjoyment of their property and reduce light. What are the blue rectangles within the roof, assuming roof lights concerned of overlooking. Support the proposed outbuilding. <u>Officer Comments:</u> The proposed extension is modest and of flat roof therefore unlikely to cause overshadowing. The extension would not adversely affect the character of the area as it is a rear extension so will be a minimal view from the front of the dwelling. The rectangles are roof lights and if viewing from first floor, the angle when looking down to the property would be minimal view into the dwelling.		
Parish Council:	Objection - Object on overdevelopment 59 BE (New policy DM1)		
Tree Officer:	No Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 25/09/2023		

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:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The application is for the erection of a single storey rear extension to enlarge the existing kitchen/ family area. This will measure approximately 2.5m by 6.3m. There is also an outbuilding/ garden room proposed which will measure approximately 8m by 3m. to replace existing garage.

- 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 proposed extension is modest and to the rear of the dwelling in which
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. Although the existing garage is to be replaced with an outbuilding, there is ample parking available on the existing drive.

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 design and layout respects the character and appearance of the locality.

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 ...		