

DELEGATED OFFICER REPORT

Application Ref: H/23/95578

Site Address: 29 GOODLANDS VALE, HEDGE END, SOUTHAMPTON, SO30 4SL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side and rear wrap around extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 3 rd 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 Hedge End, West End and Botley (HEWEB 70)

Assessment:
The application property is a detached 4-bedroom dwelling situated within a secluded location that shares access with No. 28. The property is positioned behind No.27 and No.30. The site features an irregular-shaped footprint, with a narrower frontage that widens towards the rear. Additionally, a detached garage is located to the side of the property. The immediate surroundings are predominantly residential, characterised by similar materials, albeit comprising various property types. This application seeks planning approval for the erection of a single-storey side extension, but its rear portion will extend beyond the existing rear wall. Given the irregular shape of the site, the proposed extension exhibits a corresponding irregular configuration to accommodate the site's constraints. 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.

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 features a flat roof design and an irregular shape, aligning closely with the shared boundary adjoining No.28. The narrower portion of the extension, situated at the side, will accommodate a WC and utility room. The rear portion, which extends beyond the existing rear wall, will serve as a living and dining area. The chosen external material for the proposed extension is black cladding, which is a material that cannot be found in the host dwellinghouse. However, given the secluded location of the application site, only a limited portion of the proposed extension will be visible from the street scene, thereby preserving the overall character of the area. Moreover, it is considered that the flat roof design will make the extension less conspicuous from various vantage points.
- Despite the considerable size of the rear part of the extension, the application site will still maintain an adequate size of private amenity space. Consequently, the proposed development is not deemed to result in overdevelopment of the site.
- It is considered that the proposed extension's irregular shape has been designed to harmonise with the constraints of the site, ensuring that the new addition integrates smoothly with the existing dwelling. Furthermore, there are no significant alterations to the front elevation or facade of the host dwellinghouse, preserving its existing visual appearance within the locality.

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.
- Despite the proposed extension being situated along the shared boundary, the distinct site arrangement and spatial configuration of neighbouring properties ensure that the application site and No.28 do not directly abut each other. Specifically, No.28 is situated at an angle away from the application site, which inherently creates a separation distance between the proposed extension and No.28. This spatial arrangement ensures that the extension will not impose any adverse effects on the residential amenity of No.28, such as loss of light or overshadowing.
- While the top portion of the extension will be visible from the neighbouring property's side, it should be noted that this visibility is not indicative of any harmful impact on the residential amenity of No.28. The incorporation of a flat roof design is also considered to contribute to minimising the visual intrusion of the extension.
- The proposed rooflights are not anticipated to pose privacy concerns or result in any issues related to overlooking due to their elevated positioning and nature.

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 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 Environment 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: • Permit subject to conditions		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		