

DELEGATED OFFICER REPORT

Application Ref: H/23/95668

Site Address: 4 ARUNDEL ROAD, EASTLEIGH, SO50 4PQ

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following removal of existing conservatory

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Built-Up Area Tree Preservation Order (418-E)		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/16/79032	Single storey side and rear extension	Permit – 13/10/2016

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Boyatt Wood Parish Council:	No comments received		
Trees:	There are 3no. protected birch trees adjacent to the southern property boundary. We have no issues with the proposed development, but because of where the birch trees are located with regards to access, we have some concerns that there may be potential for indirect impacts through construction access and activities. This is easily mitigated through the submission and adherence to a tree protection plan. Finally, there is some talk about sewer realignment. Obviously, our preference, if required, would be to join to the exiting sewer prior to reaching the protected birch trees. If you are minded to consent to planning permission, please condition the following: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		
Ecology:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/10/2023		

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:

Assessment:

Site and Surroundings

The application site comprises of a two storey semi-detached dwelling with single storey wrap around extension and rear conservatory located on a corner plot on the junction of Arundel Road and Brownsholme Close. The property is set back from the highway by a front garden that wraps around to the side of the dwelling. There is a private rear/side garden containing protected trees which enclosed with close board fencing. The site also contains a single garage and driveway which is accessed from Brownsholme Close. The surrounding area is residential in nature and contains mainly two storey semi detached dwellings and chalet bungalows of a similar design.

Proposal

This application seeks permission to remove the existing rear conservatory and construct a single storey rear extension which would extend the existing dining room and double up as a home office. This would adjoin the wrap around extension to the host dwelling and the single storey rear extension to the neighbouring dwelling at 3 Arundel Road. The proposed extension would have a mono-pitched roof and would measure approximately 4m in depth, 3.8m in width, the eaves height would be 2.6m and the maximum height would be 4m. This would be finished in materials that would match both the host dwelling and the neighbouring extension.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Boyatt Wood 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 result in a more uniform appearance along the rear elevation as the extension would be of similar style and appearance to that of the existing extensions to the host and neighbouring dwelling.
- The rear elevation can be seen from Brownsholme Close due to the corner plot location of the host dwelling, however, the proposed extension is not considered to be an overly prominent feature within the street scene and will blend in comfortably with the surrounding development.
- The proposed extension would be sited over the footprint of the existing conservatory, while it would be slightly larger in size, the extension is still considered to be a modest, subservient addition.
- The design and layout respects the character and appearance of the locality. Many of the properties within the local vicinity have rear extensions and the proposal is considered to be in-keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbours most impacted as a result of the development would be the adjoining neighbour to the north, no. 3 Arundel Road and the neighbour to the west. No. 1 Brownsholme Close.

- It is considered the development would not impact upon the amenities of these neighbours as the extension to no. 3 would screen the proposal. The garage within the site's curtilage would also screen the proposed extension from no. 1.
- As such, 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.

Trees

- Trees were consulted upon due to the site containing protected trees. The Council's Tree Officer advised that a tree protection plan condition be applied in order to ensure that trees are protected during commencement which the applicant has agreed to.

Other Matters

- Certificate B has been signed and the adjoining neighbour has been served notice as the proposed extension appears to adjoin the neighbouring extension. A party wall agreement will be recommended to the applicant by way of informative.
- 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: This application is recommended for approval subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐