

DELEGATED OFFICER REPORT

Application Ref: X/23/95793

Site Address: 117 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DY

Case Officer: Rachael Morris

Description: Variation of condition 3 (materials) of planning permission H/22/94056 for a two storey side/rear extension, single storey front extension and alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge		

Planning History?	Yes ☒	No ☐
- Z/29686/001/00 - Construction of Garage – Permit – Feb 1992 - H/22/94056 - Two storey side/rear extension. Single storey front extension. Alterations to fenestrations – Permit – Jan 2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		

Site Visit:	Yes ☒	No ☐
Details: 27/10/2023		

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, 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.
<u>Design and layout</u> - The design of the variation of condition 3 (materials) of planning permission H/22/94056 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 design and layout respect the character and appearance of the locality.

- The proposed alteration to the roof tiles to a grey concrete tile would be acceptable. The locality has other examples of a grey roof tile in which the proposed would sit well in the street scene.
- A non-material minor amendment (NMA), approved in September 2023, made these changes to the planning permission: reducing the size of the bathroom window with to the front elevation; changing the render colour from grey to white; and changing the white uPVC windows and doors to dark grey.
- The proposed grey concrete tiles would sit well with the proposed NMA alterations that includes grey window frames.

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.

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.
- All other conditions will continue to apply. The ecology report was not required to be updated as the only change here was the material and has not changed the proposed built form or construction process.

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 ...		