

DELEGATED OFFICER REPORT

Application Ref: H/23/95967

Site Address: 14 VALERIAN ROAD, HEDGE END, SOUTHAMPTON, SO30 0GR

Case Officer: Alexandra Stone

Description: A single storey rear extension (amendment to H/23/95084)

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - EA Floor Map – Zone 2 & 3 - Southern Water Sewers		

Planning History?	Yes ☒	No ☐
H/23/95084 – Permit – 12/07/2023 Erection of a single storey rear extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>12 Valerian Road (Summarised):</u> Concern regarding tree and boundary treatment		
Parish Council:	No Objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Tree Officer:	No Objection subject to condition		

Site Visit:	Yes ☒	No ☐
Details: Visited site for previous app.		

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: <u>Principle</u> The application is for a single storey rear extension is a resubmission from the previously approved application, extending by a further 1.5m. • 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 development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The extension will remain unseen from the front of the dwelling.

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 extension is marginally bigger than that of the previously submitted application and of single storey, as such unlikely to cause reducing of light or overlooking due to boundary treatment.
- The neighbouring property at no.12 Valerian Road received planning permission for a single storey rear extension to the rear of their garage. From the site visit it is noted that this wasn't built, however if built would not alter the conclusions reached in relation to the impact of the proposed extension on neighbouring residential amenity.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention. There is a tree in the neighbouring properties garden close to the boundary, There is a condition for the protection of the tree to be adhered to.
- 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 ...