

DELEGATED OFFICER REPORT

Application Ref: H/23/96009

Site Address: 24 HARVEY STREET, NORTH STONEHAM PARK, EASTLEIGH, SO50 9RP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extensions for lift for disabled person

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Built-up Area Boundary • Tree Preservation Order(s)		

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 were received		
Parish Council:	No comments were received		
Tree Consultant:	No arboricultural objection to the proposal		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/23/96009).		

Site Visit:	Yes ☒	No ☐
Details: 5 th October 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 application property is a two-storey 3-bedroom semi-detached dwelling situated within a modern newly built estate. The surrounding area is characterised by residential properties of similar construction, albeit with varying external materials. The current application seeks planning approval for the construction of a two-storey side extension, intended to accommodate a lift. Upon examination of the initial plans, it was noted that the design lacks cohesion and interest in relation to the host dwellinghouse. Additionally, concerns have been raised regarding the potential significant encroachment on available floor space within the first-floor bedroom upon the opening of the lift door, especially in cases involving wheelchair access. In response to these concerns, the applicant has

proposed alterations, including a modification to the roof form, the incorporation of two additional front elevation windows, and an expansion of the two-storey side extension's depth to accommodate a landing area. These are considered to be an improvement that does not affect neighbouring amenity and therefore did not re-consult neighbours.

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 original design, characterised by a flat roof, brick construction, and an absence of windows, presents a resemblance to a chimney structure. Therefore, the revised design, incorporating changes to the roof form and the addition of two front windows, contributes to a more visually appealing integration of the two-storey side extension within the site. Furthermore, given that it will set below the main roofline and set back from the principal elevation, the proposed two-storey side extension is considered a modest and subservient addition to the host dwellinghouse.
- Although an external lift is unconventional in residential areas, integrating it into the side extension serves to mitigate its visual impact. From a public viewpoint, its appearance aligns with that of a typical side extension, it will not stand out as an incongruous feature amongst the other properties within the locality.
- Despite the limited visibility of the proposed two-storey side extension from the street, its exposure from neighbouring properties' gardens due to the open side and rear garden warrants consideration. However, the use of matching materials with the existing structure mitigating any perceived adverse visual impact.

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.
- Given the relatively open nature of the side and rear garden on the application site, a sufficient separation distance is maintained with neighbouring properties at 22 Harvey Street and 4-5 Goodall Road. As such, the proposed two-storey side extension is not considered to result in any adverse impacts on these neighbours. Even with the extension's increased depth in the revised design, the enlarged area will not protrude beyond the existing rear wall, and therefore the alteration will minimally affect the separation distance with the rear neighbours.
- With no side-facing windows incorporated in the design, there is no risk of overlooking adjacent neighbours. Furthermore, the proposed additional front-facing windows will only provide views to areas already exposed to public view, thus avoiding any privacy concerns with neighbouring properties.

Trees and landscaping

- The site contains trees offered protection by a tree preservation order. Therefore, the Council's Tree Consultant has been consulted as part of this planning application. After reviewing the plans, no arboricultural objection was raised to the proposal.

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 proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.

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.

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