

DELEGATED OFFICER REPORT

Application Ref: H/23/96177

Site Address: 1 OAK DRIVE, FAIR OAK, EASTLEIGH, SO50 7JT

Case Officer: Alexandra Stone

Description: New roof over the existing bay window, construction of new porch over front door.

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☐	No ☒

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

Site Visit:	Yes ☒	No ☐
Details: 15/11/2023		

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:
<u>Principle</u> The application seeks to replace the existing flat roof to a pitch roof over the bay window with the addition of a porch. The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u> - Policy DM1 requires new development to; a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; Quality Places SPD states; The design and appearance of extensions to existing dwellings forms part of architectural quality which is assessed in pg 47 of the QP SPD. The advice suggests fronts of houses,

and the distance between the buildings and the street are important aspects in defining the character of residential areas. Generally, only modest front extensions, which are in keeping with the character of the existing house, will be allowed, e.g. garage and porch extensions.

- The properties in the immediate area all have flat roof porches and flat roofs to the bay windows. This forms a strong and uniform character in the street scene. The application is for a pitch roof spanning across the bay window and porch which would break up the strong and uniform character of the street due to its difference in design and form.
- As a result of the design and form of the proposed porch and roof it will result in an extended property that would have an adverse impact on the character and appearance of the surrounding area and is contrary to policy DM1 of the Local Plan and the Quality Places SPD.

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 materials

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☒

The design and form of the proposed porch and roof would result in an extended property that would represent a significant departure to the prevailing design and appearance of the existing properties in the street scene and would have an adverse impact on the character and appearance of the surrounding area . As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.