

DELEGATED OFFICER REPORT

Application Ref: H/23/96398

Site Address: BOXWOOD HOUSE, WINCHESTER ROAD, FAIR OAK, EASTLEIGH,
SO50 7HD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Outside of the urban edge – Countryside • Outside Built-up Area Boundary • Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• F/09/65498 - Erection of out building for use as a tractor store, chicken coop, log store and general storage - Permit - 03/09/2009 • F/10/67710 - Rear conservatory - Permit - 01/10/2010 • F/14/74591 - Two storey side extension to form Granny Annexe - Permit - 01/07/2014 • F/17/79939 - Retention of detached storage building - Permit - 13/03/2017		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No objection.		
Ecologist:	No objection on grounds of ecology.		

Site Visit:	Yes ☒	No ☐
Details: 20 th November 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, S2 and S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
Boxwood House is a two-storey detached dwelling occupying a considerable plot within a countryside setting. The property features a substantial frontage that provides parking and includes a garage/store. Beyond the rear garden lies an open field. The immediate

surrounding area is rural in nature, characterised by various styles of residential developments set on generously sized plots. After a comprehensive review of the submitted plans and an on-site evaluation, the development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

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 proposed single storey rear extension mirrors the design of the existing rear conservatory, albeit slightly reduced in height and size. This new development is to expand the current rear garden room. With a design that emulates the existing element and on a smaller scale, the proposed extension would be sympathetic and subservient to the host property.
- Considering the application site's positioning away from the public realm, the new development at the rear of the property is not anticipated to cause significant visual impacts on the surrounding area. As such, it is deemed to have minimal effect on the countryside setting.

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 separation distance from adjacent neighbours, the proposed single storey rear extension is not considered to pose an immediate harmful impact upon the amenities of the neighbouring properties in terms of loss of outlook, light, and privacy.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The proposed single storey rear extension will not tie into any features that could support protected species. As such, the Council's Ecologist raised no objection on

grounds of ecology. On this basis the proposals would not be contrary to Policy DM11 (Nature Conservation).

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 proposed rear extension is only for the enlargement of the existing garden room rather than introducing additional bedrooms, therefore it is not anticipated to impact the existing parking arrangement.

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 ☐