

DELEGATED OFFICER REPORT

Application Ref: H/23/96456

Site Address: 6 BOUNDARY ACRE, BURSLEDON, SOUTHAMPTON, SO31 1DP

Case Officer: Alexandra Stone

Description: Single story side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - SGN Pipeline Medium Pressure		

Planning History?	Yes ☒	No ☐
Z/16191/003/00 – Permit – 25/02/2000 Construction of 6no. detached houses and one detached garage Z/16191/004/00 – Permit – 18/10/2000 Construction of six dwellings with new access following demolition of existing dwelling (Amended design).		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
SGN:	On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.		
Ecologist:	I would recommend a condition that the roof lights contain shades that can be closed at night to prevent light spill. I don't see any suitable habitat for reptiles or badgers in the area that would be impacted by the construction work. <u>Officer response:</u> It would be unreasonable to condition shades within the rooflights.		

Site Visit:	Yes ☒	No ☐
Details: 22/12/2023		

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 development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The application is for a single storey side and rear wrap around extension to include 8no. rooflights, to replace the existing rear extension measuring approximately 2m by 5.6m. The rear extension would measure approximately 11.5m by 2m, and the side extension would measure 2m by 7.9m enlarging the kitchen/ living area.

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is situated on the corner of a small close containing 6 properties, and sited next to the main road of Dodwell Lane, with a brick wall on the boundary.

The proposed extensions replace a single storey rear extension. The proposed wrap around extension would use similar materials to the main dwelling and of single storey. When looking from Dodwell Lane the extensions would remain unnoticed due to the boundary treatment.

- The design of the single storey side and 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.

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.

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 ...