

DELEGATED OFFICER REPORT

Application Ref: H/23/96496

Site Address: 52 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AG

Case Officer: Alexandra Stone

Description: First floor extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - FA Flood Map – Flood Zone 2 & 3		

Planning History?	Yes ☒	No ☐
Z/26883/001/00 – Permit – 02/08/1994 Construction of single storey rear extension Z/26883/ 002/00 – Permit – 15/03/1995 Construction of two storey and single storey rear extensions Z/26883/003/00 – Permit – 06/06/1997 Construction of single and two storey rear extensions and detached garage Z/26883/005/00 – Permit – 21/12/2001 Single storey rear and side extension following demolition of conservatory		

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

Site Visit:	Yes ☒	No ☐
Details: 12/01/2023		

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: <u>Principle</u> The application is for a first-floor extension above the existing single storey rear extension. This will measure approximately 3m by 4m, creating two en-suite bathrooms. • The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u>

The dwelling had previously had permission approved (Z/26883/003/00) for construction of single and two storey rear extensions, and detached garage. It seems that the garage and single storey extension were implemented but not the first-floor extension. The first-floor aspect is not dissimilar to the submitted application.

The first-floor rear extension is subservient to the main dwelling and is similar in appearance and size to the two existing gables to the second storey of the rear elevation.

- The design of the first-floor 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 property benefits from good spacing between the neighbouring properties and so would be unlikely to cause overshadowing. The neighbouring property is also projecting further towards the rear garden than the application site.

It is noted that the first-floor rear extension contains 2no. windows, one to the side elevation and one to the rear elevation. As these serve bathrooms, they are likely to be obscured glazed to prevent overlooking. In addition, the side windows to the neighbouring property are all high level ribbon windows and are also obscured glazed.

- 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 ...		