

DELEGATED OFFICER REPORT

Application Ref: H/26/101285

Site Address: 26 VICTENA ROAD, FAIR OAK, EASTLEIGH, SO50 7FX

Case Officer: Charlie Vallis

Description: Single storey rear and side extension to existing detached garage, to tie in with existing house, an increase in flat roof height and extension of canopy across front elevation of garage.

Particular Site Constraints?	Yes ☐	No ☒
Within the urban edge		

Planning History?	Yes ☒	No ☐
▪ Z/19732/000 – Detached garage and store on strip of land 10' by 155' adjacent to 26 Victena Road. Refused – Aug 1979 ▪ Z/19732/001 – Erection of detached garage on land adjacent to 26 Victena Road. Permit – May 1980 ▪ Z/28902/000 – Two storey side and rear extension including garage. Permit – Jun 1986. ▪ Z/28902/001 – Construction of front bay window and pitched roof. Permit – Dec 1990. ▪ F/06/57770 – Conversion of existing dwelling into 2 no. flats and new bungalow in rear garden following demolition of existing garage. Refuse – Mar 2007 and Dismissed at Appeal – Sep 2007.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	The extension of the garage would be on hard standing, so no ecological impacts would be expected. I don't see any obvious potential bat roost features on the photos of the house or the garage that are visible on Google maps. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 18.6.26		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Parking Standards; Character Area Appraisals.

Assessment:
The application proposes a rear extension to an existing detached garage sited to the east of the host dwelling, and a side extension to attach it to the main dwellinghouse. Also proposed is an increase in its flat roof height and the extension of the property's front porch canopy across the frontage of the garage.

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

- The development is within the urban edge where the principle of development is acceptable.
- The proposals are considered respectful of the host dwelling and would not be overly prominent alterations from the street scene. Incorporating a shadow gap between the house and garage would help soften any slight mismatch in brick.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards, with the existing 3no. on-site car parking spaces sufficient for a 4+ bedroom property under the Parking Standards SPD.
- Given its siting adjacent to two neighbouring garages and the modest height of the proposal, 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.
- The design and layout respects the character and appearance of the locality.
- There will be no likely adverse impacts on protected/priority species resulting from the proposal, and voluntary biodiversity enhancements will be recommended via an advisory note to applicant.
- There will be no adverse impact on 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; (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 ...		