

DELEGATED OFFICER REPORT

Application Ref: H/23/96542

Site Address: 18 MAYPOLE VILLAS, EASTLEIGH, SO50 4LN

Case Officer: Claire Campbell-Best

Description: Two storey side and rear extension and alteration to existing fenestration.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Order 421-E EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/15/77583 (19 Maypole Villas)	Single storey front extension, two storey side extension and one and two storey rear extension	Permit – 04/01/2016
Z/31119/000/00	Two storey rear and single storey side and front extensions	Permit – 01/08/1989

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Allbrook Parish Council:	No objection		
Ecology:	No objection – Informative advised		
Trees:	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 18/01/2024		

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>Site and Surroundings</u> The application site contains a two storey semi-detached property on a long, linear plot. The dwelling is sited on the southern side of a looped cul-de-sac and is set back from the road by a good-sized gravel driveway. The surrounding area consists of similar semi-detached pairs irregularly spaced around a grassed island. Numerous properties have been extended at one and two storey level within the locality. <u>Proposal</u>

This application seeks permission to construct a hipped roof two storey side and rear extension that would wrap around the southwestern corner of the host dwelling, adjoining the existing single storey rear extension. The side element of the proposal would measure approximately 6.1m in height, have a maximum width of 2.4m and a depth of 5.5m. The rear element would have the same height and would project a further 2.8m into the rear garden and would have a width of 6.2m (which incorporates the side extension). The ridges of the proposed extensions would be set down from the main ridge of the property and would be finished in matching materials.

The application also proposes a change in the existing fenestration to the property; this includes the infilling of 1no. bedroom window to the first floor front elevation.

Principle

The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered as set out below.

Design and Layout

- In terms of design, the two storey extension, particularly at the rear is noted as being slightly discordant with the host property, the roof form of the extension and the host dwelling do not appear visually cohesive. However, the extension is subordinate to the host dwelling and due to the orientation of the property and position of the extension, the development would not be overly visible with the street scene. The proposals would also be similar to that of the neighbouring property's extension (19 Maypole Villas).
- The two storey side element would be set in from the boundary shared with no. 19 by 1m (approx.) There would also be at least a 2m separation distance between the two dwellings which would increase to 4.2m towards the rear as the properties are angled away from each other. While the gap between the properties at the front would become narrower, it would not be visually apparent from the street scene due to the orientations of the dwellings and their set back from the road. It is considered this would not be an overly noticeable feature.
- The change in the existing fenestration would slightly alter the principal elevation to the property, however it was noted on the site visit there is no set uniformity to the frontages of Maypole Villas and the changes proposed would be low-key and non-obtrusive.
- The development would not be an overdevelopment of the site and would retain a good-sized rear garden with the development in place.

Residential Amenity

- As a result of the location of the proposal, the main assessment of impact upon neighbouring amenities are the adjoining neighbours, nos. 17 and 19. The proposed extension would project 2.6m closer to no. 19 and there would be a minimum separation distance of 2m. Due to this separation distance and existing relationship, the proposed side extension is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property. It is noted there is 1no. bedroom window at first floor level to no. 19. The proposed side extension would not have any windows on the proposed western elevation and therefore there would be no concern with regards to overlooking or loss of privacy.
- The two storey rear extension is set in from the eastern boundary by 2.7m and 1.9m from the western boundary shared with the neighbours. While the extension would extend beyond the rear built lines of nos. 17 and 18 due to the position of the extension, there would be no unacceptable impact upon the outlook and light to these neighbours.

- The extensions propose front and rear facing windows, the front windows would serve a W.C. and bathroom, these windows would face the street and due to the nature of the rooms they serve would naturally be obscured glazed and cause no overlooking concerns. The windows and bi-fold doors to the rear elevation mainly face the rear garden to the application site, as such there would be no unacceptable overlooking towards the rears of the neighbours either side.
- Therefore and to conclude 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.

Highways Safety and Parking

- The proposal will see the property increase from 3 to 4 bedrooms which increases the parking requirement on site to a minimum of 3 spaces as set out in the Residential Parking Standards SPD. The required parking can be accommodated by the gravel driveway to the front of the site and as such there are no highways or parking concerns.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention. It is noted there are protected trees in the Lincolns Copse woodland directly behind the site, however this is a significant distance away from the proposal. The Council's Tree Officer has concluded they have no objections to the proposed development.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐