

DELEGATED OFFICER REPORT

Application Ref: H/23/96595

Site Address: 151 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Alexandra Stone

Description: Single storey rear extension. Elevational alterations to side extension. Alterations to fenestration. New Patio. Boundary fence

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>153 Moorgreen Road (Summarised):</u> Do not want obstruction to extractor fan which is facing towards the applicants property. Object to the new fence on boundary, doesn't see why it can't remain as existing height, believes it is to obstruct light. Claims fencing on boundary is over regulations. Boundary has trees that are tall and obstruct light and have asked them to trim but only trims a small amount. There is an office that does not have planning permission and is over height and also causes over shadowing. <u>Officer comments:</u> The matter concerning the extractor fan is of a civil matter. The existing boundary fencing appears to be under 2m which accords with Permitted Development. The proposed boundary fencing is approximately 2m which also accords with PD regulations. Boundary treatment concerning height of shrubs/ trees is also a civil matter. The mentioned office sits upon a patio area (which is under 30cm which accords with permitted development). Due to the topography of the site, the neighbouring property sits on lower ground therefore the outbuilding appears to be taller to neighbouring side. I believe the outbuilding is under what is allowed by way of Permitted development and has been in situ for over 5 years.		
Parish Council:	No Comment/No Objection		

Site Visit:	Yes ☒	No ☐
Details: 25/01/2024		

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:

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 rear extension measuring approximately 2.2m by 5.3m. There is also a small amount of fencing proposed to the North/East boundary.

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

Design and layout

The proposed single storey rear extension would be inline with the neighbouring properties extension. Its is modest in size and not as high as the neighbouring extension.

- The design of the single storey 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 proposed fence is similar to what is allowed under permitted development therefore acceptable. As the proposed extension is inline with the neighbouring property it is unlikely to cause overshadowing. The Proposed patio area is also similar to what is allowed under permitted development and although there are differing ground levels, the patio area seems to be no higher than existing level.

- 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 ...