

DELEGATED OFFICER REPORT

Application Ref: H/24/96652

Site Address: 71 NUTBEEM ROAD, EASTLEIGH, SO50 5JR

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing rear extension and lean-to

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/91063	Detached garage and therapy room	Permit – 24/09/2021 Not implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No Objection		
Southern Water	It is possible that a sewer now deemed to be public could be crossing the development of the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 07/02/2024		

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; Eastleigh Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a two storey mid-terrace property located on the eastern side of Nutbeem Road. The property itself is set back from the road by a modest front garden and to the rear there is a two storey outrigger projection, lean-to structure and small conservatory. The surrounding area features similar terraces in a grid layout. Many of the properties have single storey rear extensions, some of which are infill extensions, extending out to the side between the outrigger and up to the boundary. <u>Proposal</u>

This application seeks approval for a single storey rear extension which would wrap around the rear projection, the existing lean-to and conservatory would be removed to accommodate the proposal.

Amended plans were received which shows the extension reduced in depth and a change in roof form from flat to pitched following concerns the proposal could impact upon the immediate neighbours to a harmful degree.

The extension would have a pitched roof and would measure approximately 8.5m in depth (at its deepest point), 4.7m in width, an eaves height of 2.3m and an overall height of 3.4m. The extension would comprise of an open plan kitchen/ family area and a separate utility and shower room. There would be 3no. roof lights and a set of rear bi-folding doors providing access into the rear garden. This would be finished in brickwork to match the host dwelling, the windows and doors would be grey uPVC.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design and Layout

- The design of the single storey rear extension, following submission of amended plans, is suited to the host dwelling in terms of its form, scale and appearance.
- The single storey rear extension would project 4m beyond the original rear wall and would marginally extend beyond the rear built lines of the immediate neighbours. The change in roof form would also be in-keeping with the single storey infill extensions seen within the terraced block. As such, the extension is not considered to be unduly overbearing or dominant.
- At the time of the site visit it was noted there is an existing lean-to structure and rear conservatory that has been in place several years, therefore it is acknowledged there is some element of built form, particularly to the side. These structures appeared tired and in need of repair. The proposed extension therefore would improve and rejuvenate the rear elevation to the host dwelling.
- The development would not be visible within the street scene of Nutbeem Road, while it is noted there is a service road to the rear of the property, the extension would blend in comfortably with the existing development within the locality. The use of matching brickwork would ensure the development would be respectful to host dwelling and the character area.
- It is noted the extension would introduce grey uPVC windows not currently found on the host dwelling or in the locality, however, this is not expected to cause detrimental harm to the wider surroundings.
- The development would not be an overdevelopment of the site and sufficient amenity space would be retained.
- The current parking arrangements would not be affected as the proposal does not propose any additional bedrooms.

Residential Amenity

- The neighbours most impacted as a result of the development would be the adjoining neighbours, nos. 69 and 73 Nutbeem Road.
- No. 73 has a ground floor rear facing window that serves a dining room, the proposed extension would impact upon the outlook and light received to this window. However, it has been ascertained that the dining room is part of a dual aspect living/dining room with a front and rear window. Given the position of the dining room window, it is concluded this is a secondary window, with the primary source of light coming from the front window. Therefore, this room is still expected to receive plenty of light with the development in place.

- No. 73 also has 2no. ground floor side windows in their rear projection that serve a kitchen which face north. It is accepted these windows due their orientation, close siting of the terraced housing and two storey rear projections do inevitably result in a reduction of light and outlook received to these windows. Therefore, the infill element to the proposal will lead to a further reduced impact to the light and outlook to these windows. To lessen this impact, the eaves height to the proposed extension has been reduced and the roof form changed to pitched, sloping away from this neighbour. These changes would ensure these windows would still receive a reasonable amount of light. Additionally, it has been noted the lean-to structure sited in the infill space has a height of 2.5m, therefore it is concluded given the existing relationship, the proposed extension would not significantly harm the outlook to these windows to such a degree that the application warrants refusal on this basis.
- The rear element to the proposal would be not impact upon the adjoining neighbours by in terms of loss of privacy, light or outlook; the fencing along the shared boundaries would screen the majority of the proposed development.
- Therefore, the overall 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.

Other Matters

- The site has extant planning permission for a detached garage located towards the end of the rear garden. The agent has confirmed the applicant does not intend to implement this planning permission.
- 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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐