

DELEGATED OFFICER REPORT

Application Ref: H/23/96550

Site Address: 26 OATLANDS ROAD, BOTLEY, SOUTHAMPTON, SO32 2DE

Case Officer: Alexandra Stone

Description: Proposed rear extension and garage conversion with alterations to fenestration. Demolition of existing conservatory

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

Planning History?	Yes ☒	No ☐
Z/29941/000/00 – Permit – 06/02/1988 Alterations and construction of new garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	"No Comment"		
Ecologist:	No Objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development 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.		
Tree Officer:	No Objection		

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; 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 single storey rear extension measuring approximately 4.3m by 7.5m and to demolish the existing conservatory. The proposal includes converting the garage to help create a larger kitchen/ dining room with utility room within both the extension and existing garage.
The development is within the urban edge where the principle of development is acceptable.

Design and layout

The property is located to the Northern end of Oatlands Road, towards Maddoxford Lane and is a detached dwelling with integral garage with front drive and good spacing between the neighbouring properties.

The proposed rear extension replaces the existing rear conservatory and is of single storey with pitch roof, attached to the rear of the existing garage and dwelling. The proposals also include the conversion of the garage to habitable space, creating a utility area and store with materials to match the existing.

Although the proposed would mean a loss of 1no. onsite parking space, and would not usually encourage roadside parking, it seems that most properties within the road have over sized driveways, therefore it would cause minimal impact if there were to be the occasional car parked within the road. The road also does not have parking restrictions.

- 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 extension is of single storey and no ground floor windows are proposed to the Southwest elevation therefore unlikely to cause overlooking to the neighbouring property. There is a roof light proposed but this would be above average head height.

- 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 ...		