

# DELEGATED OFFICER REPORT

**Application Ref:** H/24/96891

**Site Address:** 141 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GF

**Case Officer:** Alexandra Stone

**Description:** Single storey side extension & internal alterations.

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| - Within Urban Edge                 |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <p><b>Z/29181/000/00 – Permit – 17/11/1986</b><br/>Two storey rear extension and erection of garage</p> <p><b>Z/29181/001/00 – Permit – 06/06/2001</b><br/>Ground and first floor rear extensions</p> <p><b>F/13/72880 – Refuse Planning Permission – 11/12/2013</b><br/>Erection of 1no. Detached 4 bed dwelling with garage and new vehicular access from Sandy Lane</p> <p><b>F/14/74957 – Permit – 29/09/2014</b><br/>Erection of 1 no. 4 bed dwelling and detached garage and associated parking, bike and bin store and amenity space.</p> <p><b>H/23/94888 – Refuse Planning Permission – 02/06/2023</b><br/>Rear and side extensions with living accommodation at first floor with front and side dormers</p> <p><b>H/23/95612 – Permit – 15/03/2023</b><br/>Rear extension. Log burner flue (Resubmission)</p> |                                                |                                    |

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|-------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None                                               |                                             |                                           |
| Parish Council:   | No Objection                                       |                                             |                                           |
| Ecologist:        | No Objection                                       |                                             |                                           |

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|------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                 | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: For previous application. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>National Planning Policy Framework</b><br/><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                    |
| <p>The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:</p> |

### **Principle**

The application is for a single storey side extension to provide a shower and utility room and measure approximately 1.8m by 6.7m.

The previously approved rear extension is also to be extended marginally by 400mm.

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

### **Design and layout**

The dwelling is a bungalow towards the Northern end of Sandy Lane. The dwellings benefit from good spacing between them. The additional 400mm to the rear of the extension would be marginal and unnoticeable. The side extension is modest in size and stepped away from the boundary with materials to match the existing dwelling, therefore suited.

- The design of the single storey side 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**

It is noted there is a high level window proposed to the side elevation, as this is above average head height, it would be unlikely to cause overlooking.

- 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

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|--------------------|---------------------------------------------------|----------------------------------------|
| <b>Conclusion:</b> |                                                   |                                        |
| Recommendation:    | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...       |                                                   |                                        |