

DELEGATED OFFICER REPORT

Application Ref: H/24/96902

Site Address: 2 HOME FARM, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

Case Officer: Alexandra Stone

Description: Two-storey rear extension

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

Planning History?	Yes ☒	No ☐
F/15/76447 – Permit – 23/06/2017 Construction of 14no. dwellings (3no. 2-bed, 4no. 3-bed, 3no. 4-bed and 4no. 5-bed) and a proposed light industrial unit (Class B1c 265 sqm) with associated access, parking, landscaping, acoustic fence and dedication of woodland for public access following the demolition of existing industrial building (amended description).		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 19/04/2024		

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 the addition of a two-storey rear extension to create a larger dining/ living area to ground floor and a playroom to first floor. This will measure approximately 7.8m by 12.8m. • The development is within the urban edge where the principle of development is acceptable.

Design and layout

The detached dwelling is located to South/ West of Home Farm, in the Southern part of St Johns Road. The dwelling benefits from a large garden with fields to the Northern and Western boundaries. It also has a large drive and attached double garage with good boundary treatment to the site.

The proposal seeks to erect a two-storey rear extension to create a large living area to the ground floor and playroom to the first floor.

The two- storey extension is similar in appearance to the main dwelling as they both have similar roof formations and materials, however the proposed is approximately 1.5m lower than the dwelling, therefore the extension would be subservient yet in keeping with the existing dwelling.

- The design of the two-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 extension is situated to the rear of the dwelling in which it is unlikely to be seen from the highway. Although the proposed has the addition of a window to the Southern elevation, it is a considerable distance to the neighbouring building and with good boundary treatment to the application site it is 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

Conclusion:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		