

DELEGATED OFFICER REPORT

Application Ref: H/24/97013

Site Address: 228 DESBOROUGH ROAD, EASTLEIGH, SO50 5NH

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Eastleigh Town Council:	No Objection		
Southern Water Services:	No Objection – general guidance advised to applicant		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/04/24 – photographs on file		

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 Victorian/Edwardian two storey end-of-terrace dwelling located on the western side of Desborough Road. The property is set back from the road by a forecourt style front garden, to the front elevation there is a ground floor bay window and to the rear is a two storey outrigger with two small single storey projections to the rear and side. This area of Desborough is characterised with similar Victorian/Edwardian and 1930s semi-detached dwellings, all with bay windows to their front elevations. <u>Proposal</u> This application seeks the approval of a single storey side and rear extension following the removal of a small single storey rear extension and side lean-to. This would wrap around the outrigger and square off the rear elevation at ground floor level. The rear element of the proposal would project a further 2m into the garden and would have a width of 4.9m which incorporates the side element. The extension proposes a flat roof and would measure up to 2.9m in height (2.5m to eaves). The proposed development would be

finished in materials that would match the host dwelling and would be served by 2no. rooflights and rear facing windows and patio doors.

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 and side extension is suited to the host dwelling in terms of its form, scale and appearance. The extension would replace existing rear and side extensions that are in tired and in need of modernisation. The proposal would result in a more cohesive rear elevation while being respectful to the host dwelling.
- The majority of the development would be sited to the rear of the host dwelling, not visible with the public realm, as such the impact within the street scene would be minimal.
- It was noted during the site visit many of the properties (including the adjoining neighbours) have similar sized extensions to the rear. Therefore, the proposals are considered to be in keeping within the surrounding area.
- The development would not be an overdevelopment of the site, the rear built-line would be flush with the neighbouring rear extensions. Furthermore, the site would retain sufficient amenity space with the extension in place
- Parking standards would be met as the extension proposes no additional bedrooms and the required parking for the site would not be increased.

Residential Amenity

- The neighbours most impacted by the proposed development are the adjoining neighbours, no. 226 and 230 Desborough Road.
- The rear element of the extension is unlikely to impact upon no. 226 as there is a similarly sized rear extension that would screen the proposal as well as the existing boundary fencing.
- The application site and no. 230 have a separation distance of 2.25m. It is acknowledged the existing side extension is considered built form and has been in place for many years. The occupants to no. 230 have a side facing ground floor window, serving a kitchen/diner which faces this extension. It has been ascertained through a planning history check this window is secondary. The main source of outlook and light to this room is provided by the rear facing bi-fold doors and window. Therefore, it is considered that while the proposed extension would be increased in height and depth, given the existing situation and reasonable separation distance, the proposal would not unacceptably impact the amenities of this neighbour.
- The extension proposes rear facing windows and patio doors that would directly face the garden to the application site and rooflights that are above head height. As such, the development does not generate any privacy or overlooking concerns.
- Therefore, 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 Matters

- The rear element of the proposal will be built up to the neighbouring boundary at no. 226. This has been confirmed by the agent via email. A note to applicant will be issued with the decision notice informing the applicant of their duties under the Party Wall Act.

- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐