

DELEGATED OFFICER REPORT:**Application Ref:** X/24/97110**Site Address:** 2 GLENBOURNE COTTAGE, BEACON ROAD, WEST END,
SOUTHAMPTON, SO30 3BS**Case Officer:** Clare Martin**Description:** Variation of condition 1 (plans) of planning permission H/23/95577 to amend size and design of approved single storey rear/side extension, first floor rear extension to form an annexe

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • TPO trees within the site (2no. conifers at front and rear of site)		

Planning History?	Yes ☐	No ☐
• Z/15635/1 – Single storey rear extension – Permitted (December 1980) • H/23/95577 - Single storey rear/side extension, first floor rear extension to form an annexe – Permitted (September 2023)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Tree Officer:	<u>No objection</u> We do not require an amended tree protection plan. It appears that there will be suitable room for construction access outside of the Construction Exclusion Zone shown on the plan submitted under DC/23/95985.		
Ecology Officer:	<u>No objection</u> The variation of plans does not affect the ecology response from the previous application (H/23/95577).		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out April 2024		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:

National Planning Policy Framework

Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 & Trees and Development.

Proposal and Planning History:

The site has received planning permission (under H/23/95577) for a single storey rear and side extension and first floor rear extension creating a first-floor annexe (including dormer window and amended balcony to the rear).

The proposal seeks to amend the size of the approved single storey extension (reducing its depth by 1m to 7.5m deep, increasing its height by 0.5m to 3.5m high and adding a side porch). The proposal also includes changes to the detailing, materials and fenestration used in the approved scheme.

The proposal does not change the number of bedrooms at the property or its internal layout. The annexe will continue to be accessed through the existing dwelling via the existing staircase and there will remain an element of connectivity with the existing property. The restrictive condition preventing the annexe becoming a separate unit of accommodation will be carried through to the current proposal.

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The site is within the urban edge where the principle of development is acceptable.
- The changes to the size of the single storey rear extension are relatively modest and the design of the proposal is considered to fit in with traditional appearance of the existing cottage and the mixed residential character of the locality.
- The proposal will not be an overdevelopment of the site, will retain sufficient amenity space and off-road parking is provided on the driveway at the side of the dwelling.
- 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.
- The single storey extension has been reduced in depth so it is further away from the proposed conifer tree and the scheme shall follow the previously approved tree protection plan.
- An informative will be placed on the planning permission covering biodiversity enhancements and include advice on birds/ bats.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
