

DELEGATED OFFICER REPORT

Application Ref: H/24/97130

Site Address: 1 DRAKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6EX

Case Officer: Alexandra Stone

Description: Retrospective Application. Alteration to roof at front (amendment to H/22/92665)

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

Planning History?	Yes ☒	No ☐
F/05/53879 - Permit – 13/06/2005 Rear conservatory H/22/92665 – Permit – 17/05/2022 Demolition of existing rear conservatory and outbuilding and erection of a single storey wrap around extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>2 Drake Road:</u> Looks like a very nice extension. Hope it all goes well. <u>81 Edward Ave (Summarised):</u> Now scaffolding has been taken down believes higher than it should be and further forward. View from their property is straight towards the dwelling and could devalue their property. Extension is not inkeeping. <u>Officer response:</u> Property value is not a planning consideration.		
Parish Council:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: For previous application		

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:

Principle

The application is for the retention of additional height to the front/ side of the previously approved extension. The additional height is approximately 300mm.

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

Design and layout

The application is for the extension of the roof of the previously approved application H/22/92665.

The additional height is marginal and would not be noticeable within the streetscene.

- The design of the alterations to the roof 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.

Residential amenity

The minimal extra height would be away from the neighbouring property as the dwelling is on a corner plot. Due to the orientation of the dwelling, it would be set away from neighbouring properties therefore, it is unlikely to impact them in terms of loss of light or outlook.

- 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 design and layout respects the character and appearance of the locality.

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 ...