

DELEGATED OFFICER REPORT

Application Ref: H/24/97236

Site Address: 1 MANOR FARM COTTAGE, ALLINGTON LANE, WEST END,
SOUTHAMPTON, SO50 7DE

Case Officer: Claire Campbell-Best

Description: Demolition of existing conservatory and construction of new single storey side and rear extension. Amendment to planning permission H/23/95887

Particular Site Constraints	Yes ☒	No ☐
Within Designated Countryside Nature Conservation – SSSI Impact Zone and HRA Screening Criteria Aviation Safeguarding		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/95887	Demolition of existing conservatory and construction of new single storey side and rear extension, to incorporate green roof and air source heat pump (amendment to planning permission H/21/91579)	Permit – 17/10/2023
H/21/91579	Demolition of existing conservatory and chimney, construction of new single storey rear extension, to incorporate green roof and air source heat pump	Permit – 04/03/2022
F/05/53041	Two storey side extension	Permit – 18/02/2005

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
West End Parish Council:	No comments received		
Trees:	No objection		
Ecology:	No objection		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out under previous planning application H/23/95887 – 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, DM14 and DM26.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u>

The application site is a semi-detached two storey dwelling and is traditional in character set within a countryside location. The site is a generous size with numerous outbuildings located in the rear garden. The surrounding area is designated countryside, there are some residential properties and commercial units along this section of Allington Lane, but these buildings are sporadic resulting in a rural outlook.

Proposal

Planning application H/23/95887 granted planning permission for a single storey side and rear extension incorporating a green roof and an air source heat pump following the removal of the existing conservatory.

This application proposes amendments to this planning permission, the main changes are:

- The removal of the green roof element
- The removal of the air source heat pump
- 3no. windows to the rear (north) elevation rather than 4no. windows
- 2no. full-length glazed panel windows to the side (east) elevation rather than 1no. large picture window

Aside from the abovementioned changes, the single storey side and rear extension would have the same dimensions and materials as approved under H/23/95887.

Principle

The development is considered acceptable and complies with Policies Dm1, DM11, DM14 and DM26 from the Eastleigh Borough Council Local Plan (2016-2036), in that the development is within the countryside and the principle of extension to existing dwellings is acceptable.

Design and Appearance

- The amendments would not significantly change the appearance of the extension from that which was approved. The changes to the windows to the north and east elevations are considered modest and would still result in the proposed extension having a contemporary appearance.
- While the loss of the green roof and air source heat pump is disappointing, the proposal is still considered to be acceptable in terms of design and appearance.

Residential Amenity

- It was concluded in the previous planning application that the proposal would not impact upon the adjoining neighbour to the west, no. 1 Manor Farm Cottage. As noted, the size and form of the proposed extension would remain unaltered. As such, it is considered the proposal would not impact upon the amenities of this neighbour.
- The window amendments are not considered to impact upon nearby residential amenity. The windows to the rear elevation would mainly face the rear garden; the windows to the side (east) elevation also face the side garden and countryside to the east of the site of which there are dense, mature trees. As such there are no privacy or overlooking concerns.

Highways Safety and Parking

- The proposed development does not propose any additional bedrooms; therefore, additional off-street parking will not be required as a result of the development. Adequate parking remains on site.

Ecology and Trees

- The Council's Ecologist has reviewed this application and has advised the green roof was considered a biodiversity enhancement to the previous application but ultimately has no ecological objection to the revised scheme. Further biodiversity enhancements will be recommended to the applicant by way of informative.
- The Council's Tree Officer has also reviewed this application and has no arboricultural objections to the amended scheme.

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 ☐