

DELEGATED OFFICER REPORT

Application Ref: H/24/97202

Site Address: 10 LARCH WAY, BURSLEDON, SOUTHAMPTON, SO31 8HU

Case Officer: Alexandra Stone

Description: Single storey rear extension and raised patio area

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul & Surface Water		

Planning History?	Yes ☒	No ☐
Z/32405/000/00 – Grant Deemed Permission – 11/08/1992 Regulation 5 application: Construction of 140 dwellings following demolition of 72 dwellings and construction of new roads, footpaths and associated parking Z/32405/004/00 – Permit – 14/06/1993 Construction of 12 semi-detached houses		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water:	It appears that the developer is intending to build-over a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.		

Site Visit:	Yes ☒	No ☐
Details: 31/05/2024		

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 single storey rear extension to enlarge the living area. This will measure approximately 4m by 4.8m with a raised patio area measuring 370mm in height.

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

Design and layout

The semi-detached dwelling is situated towards the end of Larch Way, to the East of Hamble Lane. The dwelling is on a lower part of the sloped ground.

The application is for a single storey rear extension which is of modest size. Although the extension would be rendered and different materials to the existing, due to the modest dimensions and subservient nature of the proposals it would conform with policy DM1.

- The design of the single 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

It is noted there is to be a side window, as the extension is of single storey and stepped away from the neighbouring dwelling. There is also a patio area proposed in which is marginally larger than what would be allowed under permitted development, therefore 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 Environment 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 ...		