

DELEGATED OFFICER REPORT

Application Ref: H/24/97173

Site Address: 4 OKEMENT CLOSE, WEST END, SOUTHAMPTON, SO18 3PP

Case Officer: Alexandra Stone

Description: Two storey side extension and partial garage conversion

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

Planning History?	Yes ☒	No ☐
Z/28211/001/00 – Permit – 31/12/1985 Erection of 51 dwellings and access roads		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		

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

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.

Assessment:

Principle

The application is for a two-storey extension to the side of the existing dwelling and extending to first floor over the existing garage. The proposal includes a partial garage conversion.

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

Design and layout

Policy DM1 states;

All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

The dwelling is a detached dwelling situated within Okement Close, to the East of Townhill Way.

The proposals include a two-storey extension to the rear measuring approximately 1.3m by 2.6m to the rear of the existing garage extension, further extending above the existing garage to provide a fourth bedroom, a dining and kitchen area.

Residential amenity

The proposed two storey extension, although subservient to the main dwelling, would create an oppressive and overbearing impact between the dwelling towards the eastern boundary of residents at no. 5 Okement as the development would be within only 9m of the dwelling. It would also result in a sense of enclosure which would be detrimentally harmful to their amenity.

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 ☒

The proposed extension, due to its siting, scale and close proximity to the eastern boundary, would result in an oppressive and overbearing structure, and would create a sense of enclosure, which would be adversely harmful to the neighbouring amenities of 5 Okement Road.