

DELEGATED OFFICER REPORT

Application Ref: H/24/97260

Site Address: 171 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Alexandra Stone

Description: Single storey side extension with first floor balcony. Addition of detached garage.

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

Planning History?	Yes ☒	No ☐
Z/25451/000/00 – Permit – 21/07/1981 Erection of detached double garage and single storey extension F/09/66094 – Permit – 23/12/2009 Single storey side and rear extensions, alterations to and raising of roof with rear dormer window		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comments Received		
Hampshire Countryside Service:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 18/06/2024		

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:
<u>Principle</u> The application is for a single storey side extension with a balcony above measuring approximately 4.2m by 12.7m to create an additional bedroom, bathroom and boot room. The proposal also includes the addition of a detached triple garage measuring approximately 6.5m by 9m. The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is located towards the north/ east end of Moorgreen Road, where Burnetts Lane and Bubb Lane merge. The semi-detached dwelling is a small bungalow which has a dormer window to the rear to enable first floor accommodation.

The application is for a single storey side extension with balcony above. The extension would be subservient to the main dwelling and uses materials to match therefore inkeeping.

The proposed triple garage would be situated in the middle/ rear of the plot to the northern boundary. The garage also proposes to use the materials to match the existing dwelling therefore inkeeping with the dwelling and streetscene. In addition, the boundary treatment would shield the garage from view therefore would not be noticeable when viewed from public vantage points.

- The design of the single storey side 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

The balcony is situated to the North/ East side of the dwelling and faces a large garden heavily screened by trees. As there would be no buildings to the northern side of the dwelling, it would be unlikely to cause overlooking to neighbouring properties.

- 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 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 ...		