

DELEGATED OFFICER REPORT

Application Ref: H/24/97316

Site Address: 12 PENSHURST WAY, EASTLEIGH, SO50 4RJ

Case Officer: Alexandra Stone

Description: Single storey side and rear extensions

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

Planning History?	Yes ☒	No ☐
Z/14082/001/00 – Permit – 09/09/1977 Erection of 65no. detached and semi-detached two-storey dwellings each with garage, estate roads and landscaping		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>15 Penshurst Way (Summarised):</u> Assuming the bricks are to match the existing dwelling, would be inkeeping with the surrounding area.		
Parish Council:	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 rear extension measuring approximately 3m by 3m to enlarge the kitchen area, and single storey side extension measuring approximately 3.5m by 4.3m to create a WC and utility. • The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u> The dwelling is a two-storey semi-detached property located on a corner plot to the north of Penshurst Way. The application site benefits from good boundary treatment such as a wall to the rear and side of the dwelling. The proposals include single storey side extension. The boundary wall appears to be retained with the side extension to the rear side of the wall. The proposed extension would

not be noticeable within the street scene as it would be set back from the front of the road and dwelling, partially obscured by the existing boundary treatment.

- The design of the single storey side and rear extensions are suited to the host dwelling in terms of their 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 single storey rear extension will be of flat roof and of modest size. There are no windows proposed to the side elevation towards the neighbouring property at no.14, therefore it is unlikely to cause overlooking or overshadowing.

- 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 ...		