

DELEGATED OFFICER REPORT

Application Ref: H/23/96624

Site Address: BERBICE, PAYNES LANE, FAIR OAK, EASTLEIGH, SO50 7GS

Case Officer: Alexandra Stone

Description: Demolition of garage, erection of a Single storey side extension.

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

Planning History?	Yes ☒	No ☐
Z/17514/000/00 – Permit – 24/01/1977 Erection of porch F/17/80249 – Permit – 23/05/2017 Erection of first floor rear extension H/19/85358 – Permit – 24/07/2019 Erection of first floor rear extension, single storey side extension and detached garage		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Ecologist:	No Objection		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer		

Site Visit:	Yes ☒	No ☐
Details: 27/06/2024		

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 measuring approximately 10.4 by 2.5m, replacing the existing garage to enlarge the living area and creating a W.C and utility. • The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is sited within Pynes Lane, to the Northeast of Sandy Lane and East of Winchester Road.

The property is a two-storey dwelling with attached garage. The property also benefits from a large driveway.

The proposal is to demolish the existing garage to create a single storey side extension. The proposed extension is subservient to the main dwelling and uses materials to match the existing dwelling.

- 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

As the proposed extension is of single storey, it is unlikely to cause over shadowing. In addition, the neighbouring property has a garage to the boundary of the application site and is on higher ground.

- 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 ...		