

DELEGATED OFFICER REPORT

Application Ref: H/24/97560

Site Address: 11 YORK CLOSE, HORTON HEATH, EASTLEIGH, SO50 7PX

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing conservatory

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Order (139-E) beyond the front and rear of the site Previously owned EBC land		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/28442/006/00	Construction of 65 dwellings and garages with associated roads and open space	Permit – 08/11/1993
Z/28442/005/00	Erection of 8 dwellings and provision of open space	Permit – 07/10/1998
Z/28442/004/00	Reserved matters: Erection of 89 dwellings and garages and associated road (phase 3) with access from Knowle Lane (outline permission ref. 28442)	Approve the reserved matters – 13/10/1992
Z/28442/001/00	Reserved matters: Erection of 62 dwellings with associated roads and sewers	Approve the reserved matters – 11/12/1989
Z/28442/000/00	Outline: Erection of 270 dwellings with associated estate road connecting Dumpers Drove and Knowle Lane	Refuse – 03/10/1985

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Fair Oak Parish Council:	No Objection.		
Trees:	There are some significant trees on EBC land to the south. However, we feel these are a suitable distance from the proposed development area. Therefore, we raise no arboricultural objection to the proposal.		
Asset Management:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11 July 2024 – Photographs on file.		

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; Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals (BIFOH 58).

Assessment:Site and Surroundings

The application site contains a two storey detached dwelling with an existing rear conservatory located on the southern side of York Close. The property is set back from the road by a relatively long narrow driveway. To the rear there is a garden enclosed by closeboard fencing. The surrounding area is residential in nature and forms part of a 1990s residential development featuring terraced and detached properties of a similar design and form.

Proposal

This application seeks approval for single storey rear extension following the removal of the existing conservatory. The proposal would measure approximately 7.2m in width and 4.3m in depth, the extension would have a mono-pitched roof with a maximum height of 3.7m (2.2m to eaves). A window and a set of bi-fold doors would be inserted into the proposed rear elevation, to the western side elevation there would be a further set of bi-fold doors and 3no. rooflights inserted into the roof slope. The development would be finished in materials that would match the host dwelling.

Principal

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations listed below

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The proposal would replace a tired conservatory and is considered to rejuvenate and add cohesion to the rear elevation of the property as the development would be finished in matching materials and therefore respecting the host dwelling.
- The development would be sited entirely at the rear and not visible within the public realm, as such the development would not impact upon the street scene. While it is acknowledged the proposed extension is slightly larger in width, depth and height when compared to the existing conservatory, it is single storey in nature and considered subservient to the main property.
- During the site visit it was noted the immediate neighbour (12 York Close) to the west has a similar extension to the rear, as such, the development is considered to be in keeping with the existing surrounding development within the locality.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbours most impacted as a result of the proposed development would be the immediate neighbours to the east and west of the site, nos. 12 and 10 York Close.
- There would be a distance of approximately 8.5m between the proposed extension and no. 10, the neighbour to the west with fencing along the shared boundary which would screen the majority of the development. The set of bi-fold doors to the western elevation would mainly face the fencing and when considering the existing

conservatory is entirely glazed to all elevations, it is not expected the proposed relationship would be unacceptably harmful to the amenities of no. 10 in terms of overlooking and loss of privacy concerns.

- Turning to no. 12 east of the site, there would be a distance of approximately 4.6m between the proposed extension and this neighbour, the extension would also be set in from the shared boundary by 3.7m with no side facing windows proposed to the western elevation. Due to the adequate separation distances and the orientation of rear of the properties (south facing), the proposal is not expected to impact upon the neighbour by way of loss of light, outlook or privacy.
- Therefore, 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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐