

(ELAC, Eastleigh Local Area Committee, 23rd July 2024)

Application Number: H/24/97549
Case Officer: Rachael Morris
Received Date: 07/06/2024
Site Address: 3 Newtown Road, Eastleigh, SO50 9DA
Applicant: J Calcutt
Proposal: Single Storey Side/Rear Extension

Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 03
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those listed in the Materials section of the application form.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the applicant is a member of staff.

Site Characteristics and Character of the Locality

2. The main dwelling is a two storey mid-terraced property situated on the west side of Newtown Road, which represents a typical mid-Eastleigh type street and property.
3. The dwelling backs onto a rear vehicular access, beyond which are other residential properties and their associated private gardens, located at Weston Road.
4. The area is controlled with permitted on-street parking with some dwelling also providing private car parking to the rear of their gardens.

Description of Application

5. The application is to extend at single storey level from the rear and also wrap to the side which would result in a full width extension to the property. The proposal would extend beyond the existing rear wall by approx. 2m, however 1m of this is proposed as an integrated covered external space. This existing rear wall is due to be removed for a larger internal space, resulting in a total proposed ground floor depth of 5.5m and a width of 4.3m which is an increase of approx. 1.5m.
6. The extension is proposed with a flat roof and associated flat roof-light.

Relevant Planning History

7. H/21/89681 - Single Storey Side/Rear Extension – Permit – Apr 2021

Representations Received

8. No neighbouring comments were received.
9. **Eastleigh Town Council** – No objection

Consultation Responses

10. None

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan

Eastleigh Borough Local Plan 2016-2036

11. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are:

Strategic policies:

- S1 (Delivering sustainable development)

Development Management policies:

- DM1 (General criteria for new development)
- DM11 (Nature conservation)
- DM14 (Parking)

Supplementary Planning Documents

- Quality Places (2011)
- Residential Parking Standards (2009)

National Planning Policy Framework

12. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.
13. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

14. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

15. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

16. The application site is located within the urban edge where the principle of development is accepted provided it accords with the policies within the Local Development Plan.
17. Policy DM1 states that all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas; take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.
18. An identical scheme was previously permitted on 17th April 2021 with the same proposed conditions. This application is sought as a result of the permission timeframe (3 years) elapsing.

Design and Appearance:

19. The proposed single storey rear extension is a modest addition to the host dwelling which is suited in terms of its form, scale and appearance.
20. The proposed extension does not include any additional bedrooms and as such the existing parking provision is suitable and can remain unchanged. The proposed extension would not represent an overdevelopment of the site as adequate private amenity space is retained.
21. The proposed extension is in keeping with the locality where neighbouring attached properties also host single storey rear extensions. The proposed extension, although slightly taller than neighbouring extensions due to its flat roof, still represents a subservient built-form to the main house and would not be an overly dominant addition. The extension would be mostly screened to the sides by neighbouring properties through existing extensions and would not be seen from the street scene other than via the rear vehicular access.
22. The flat roof will aid the extension's subservient nature, along with the materials proposed to match the existing main dwelling.
23. Overall, the proposed extension is considered acceptable in this location and is considered to accord with policy DM1 of the Local Plan (2016-2036) in that it takes full and proper account of the context of the site including the character, appearance and the locality.

Residential amenity:

24. The proposed single-storey extension which will add an additional 2m onto the existing rear wall and infill an existing gap between the neighbour to the

south would not result in an unacceptable loss of light to the neighbour's ground floor windows, of which this area is already mostly shaded by the existing two-storey element of the main houses for the majority of the day.

25. Nonetheless, the proposed extension is to the north of the southerly neighbour, most likely to be impacted, and as such sunlight will still reach the windows in a similar manner as existing, in the evening, due to the westerly direction of the rear.
26. The proposed roof-light and rear doors will not create an unacceptable loss of privacy or overlooking due to the single storey nature. The rear doors are also mostly screened by the integrated covered external space.
27. The proposal is considered to accord with policy DM1 of the Local Plan (2016-2036) and 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.

Sustainability Measures and Climate Change:

28. 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.
29. 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:

30. 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.
- 31. 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

- 32. The single storey rear and side extension are considered acceptable additions to the existing property in accordance with the relevant Local Plan policies and EBC design guidance.

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Address: 3 Newtown Road
Eastleigh SO50 9DA

Date: 19/06/2024 Scale: 1:1250