

DELEGATED OFFICER REPORT

Application Ref: H/24/97379

Site Address: ALLANDALE, BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AL

Case Officer: Alexandra Stone

Description: Single storey extension to the rear of the property, alterations to garage roof, and front of garage to be brought back in line with front door.

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

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Objection		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of our existing sewer asset crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 30/07/2024		

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 extension to the rear of the garage and dwelling. The extension to the rear of the garage would measure approximately 3.3m by 3m with alterations to the front elevation, bringing it inline with the front of the dwelling, and change in roof formation. The extension to the rear of the dwelling would measure approximately 3.6m by 6.8m. • The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u>

The three-bedroom dwelling is located within the small close to the North of Bridge road. The alterations to the front of the garage would be similar in appearance to those within the row of houses within the close. Although the roof formation is proposed to be altered, the dwelling is situated to the end of the Close therefore unlikely to be noticeable within the wider streetscene due to the boundary of trees adjacent to the dwelling, bordering the main road and the Close. In addition, the roof is sloped back and set in between the neighbouring dwelling.

The single storey extension to the rear of the dwelling is modest in size and unlikely to be seen from the roadside.

- The design of the proposed single storey rear 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 proposed rear extension is of single storey and stepped away from the neighbouring boundary therefore 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.

Parking matters

Although there is an approximate 1m reduction to the size of the garage, there is ample onsite parking to the front of the dwelling and within the close.

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 ...		