

DELEGATED OFFICER REPORT

Application Ref: H/24/97955

Site Address: 22 MAPLETON ROAD, HEDGE END, SOUTHAMPTON, SO30 0GL

Case Officer: David Huckfield

Description: Single storey front porch extension

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Within an Established Residential Area		

Relevant Planning History?	Yes ☐	No ☒
None		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	18 Mapleton Road, Hedge End: <i>As a neighbour I wholeheartedly support this application. The proposed extension is modest, it will not impact any surrounding properties and it's in keeping with other properties in the road who have also extended at the front.</i>		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: A site visit was undertaken by the Case Officer to assess the proposals in context.		

Policy:
Legislative Background: Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
The Development Plan: The Development Plan comprises of the policies of the adopted Eastleigh Borough Local Plan 2016-2036. The following policies are of relevance to the application: DM1 (General criteria for new development), DM11 (Nature conservation), DM14 (Parking).
Supplementary Planning Documents: • Quality Places • Residential Parking Standards • Hedge End, West End and Botley Character Area Appraisal – The site falls within the area HEWEB 32 with the Character Appraisal setting out the following guidance principles for new development: • <i>Retain the grass verges</i> • <i>Maintain the predominant plot widths and continuity in building line</i> • <i>Maintain the predominant plot open frontages while seeking to maintain a clear distinction between public and private space</i>
National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2023 and, as set out within paragraph 224, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

The development is considered to be in compliance with the requirements of policies DM1, DM11 and DM14 of the Local Plan, in that:

- The site is within the urban edge where the basic principle of development is considered to be acceptable.
- The design of the front porch extension is proportionate and complementary to the host dwelling in terms of its form, scale and appearance. The proposals would not therefore represent an overdevelopment of the site and would be in-keeping the character of the street scene.
- Whilst the extension would encroach onto the frontage of the site to a degree, space for the parking of 2 vehicles, which is the requirement for a property of this size, would be retained.
- Owing to the modest size and scale of the extension and its relative siting to the nearest residential properties, it is not considered that it would unduly affect the amenity of neighbouring occupiers.
- As the extension will be sited on an area of existing hardstanding at a reasonable distance from the nearest tree, there will be no negative arboricultural implications arising from the development.
- Given the limited scale of the development, there are no likely significant ecological impacts, either on-site or off-site, including on local, national or European designated sites.

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of

climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐