

DELEGATED OFFICER REPORT

Application Ref: H/24/97873

Site Address: 21 OLD SCHOOL CLOSE, NETLEY ABBEY, SOUTHAMPTON, SO31 5QJ

Case Officer: Claire Campbell-Best

Description: Single storey side extension

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Significant Tree (non-protected) on the northern boundary		

Planning History	Yes ☒	No ☐
Reference No.	Proposal	Decision
F/16/78107	Two storey side and rear extension, single garage and front porch	Permit – 19/04/2016
Z/37653/001/00	Construction of first floor side extension and side carport	Permit – 25/06/2003

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Hound Parish Council:	No Objection		
Trees:	Ordinarily, given the significant tree in close proximity to the proposed development area, we would strongly object to a proposal like this. However, we recognised that in some way the area is already 'developed'. Therefore, we are prepared to entertain the concept. However, care will have to be taken and, thus, we will require pre-commencement arboricultural information. No excavation, demolition or development related works shall take place on site until an arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved document must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/08/2024 – 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; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals (BHH 47).

Assessment:

Site and Surroundings

The application site contains a two storey end of terrace property with an attached wooden garage to the northern side elevation; the front elevation faces Woolston Road and is set back from the highway by a hardstanding driveway. The surrounding area is predominately residential generally consisting of two storey terraced and semi-detached dwellings. To the north is a public house (The Cottage) where there is also access to the car parking area.

Proposal

This application seeks permission to construct a single storey rear extension following the removal of the existing garage to the northern elevation. The proposed extension would have a mono-pitched roof and measure approximately 2.7m in width, 5m in depth and have a maximum height of 3.8m (2.45m to eaves). The extension would allow the existing living room to be enlarged along with a store area where there would be a front and rear door. The extension 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 side extension is suited to the host dwelling in terms of its form, scale and appearance and considered a subservient addition to the host dwelling.
- While slightly larger in height and width, the extension replaces a structure that has been in place for several years. It is therefore accepted there is built form in this location and would not be any more visually dominant within the street scene. Additionally, the proposed extension would be more cohesive in design with the host dwelling than the current situation. Overall, the proposal would improve the appearance of the front elevation to the property.
- It is noted there are various properties within the locality that have been extended to the side at single storey level; it is therefore considered the proposal would be in keeping with the surrounding development and respectful to the character area.

Residential Amenity

- 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.
- The extension would be set in slightly from the northern boundary shared with The Cottage, the public house. Between the site and The Cottage is an access road to the car parking area resulting in a separation distance of approx. 6.5m between the buildings. Due to this and the single storey nature of the development, the proposal is not considered to cause adverse harm to this neighbour.
- The proposal would not result in any additional windows that would result in any overlooking or loss of privacy concerns to the neighbours to the east and north of the site.

Highways Safety and Parking

- The proposal would result in the loss of the existing garage and therefore the loss of an off-street parking space. The property is a four bedroom property which

requires three off-street parking spaces as set out in the Residential Parking Standards SPD.

- An updated site plan has been provided which shows the front driveway appears to accommodate the required parking, although it is acknowledged this would be a tight arrangement and realistically, the driveway could comfortably accommodate two vehicles.
- During the site visit, it was noted there are nearby on-street residential parking bays which are unrestricted and could accommodate the required additional parking space. While this is not ideal, on balance it would be difficult to warrant refusal of the application on these grounds.

Trees

- The Council's Tree Officer was consulted upon due to the large oak tree located along the northern boundary as the proposal would likely impact upon this tree.
- The Tree Officer has reviewed the plans and has recommended a pre-commencement condition whereby arboricultural information must be provided before any works on site commence to ensure the tree's protection. This has been agreed by the agent.

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 ☐