

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97298

**Site Address:** 27 CROWS NEST LANE, BOTLEY, SOUTHAMPTON, SO32 2DD

**Case Officer:** Alexandra Stone

**Description:** Two storey side extension

|                                                                                                            |                                                |                                    |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b>                                                                        | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>- Within Urban Edge</li><li>- Southern Water Sewers – Foul</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <b>H/17/81111 – Permit – 18/09/2017</b><br>Two storey side extension, single storey rear extension and porch |                                                |                                    |

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|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None                                                                                                                                                                                                                                                                                |                                             |                                           |
| Parish Council:   | "No Comment"                                                                                                                                                                                                                                                                        |                                             |                                           |
| Ecologist:        | No Objection                                                                                                                                                                                                                                                                        |                                             |                                           |
| Southern Water:   | It is possible that a sewer now deemed to be public could be crossing the development site.<br>Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. |                                             |                                           |

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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 06/11/2024 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><u>Principle</u></b><br><br>The application is for the addition of a two-storey side extension. This will measure approximately 4m in width by 8m in depth. <ul style="list-style-type: none"><li>• The development is within the urban edge where the principle of development is acceptable.</li></ul><br><b><u>Design and layout</u></b><br><br>The detached dwelling is situated within Cows Nest Lane, South of Maddoxford Lane. The property benefits from a large drive and good spacing between neighbouring properties. |

The proposed extension would be subservient to the main dwelling, similar in height to that of the north facing roof ridge. The proposal would also be similar in appearance therefore in keeping with the area.

- The design of the two-storey side 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 two-storey side extension would sit to the south facing elevation with 2no. window within the ground floor. As the property benefits from good boundary treatment it is unlikely to cause overlooking. The neighbouring property at No.26 Crows Nest Lane has 3no. windows to the side elevation. These all serve bathrooms and have obscured glazing. Although there would be reduced light to these rooms, they are not habitable rooms therefore the reduction in light would be unlikely to have a detrimental impact.

- 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 the proposal includes the addition of a bedroom, the dwelling currently has 4no. bedrooms. Within the Parking Standards SPD, the number of on-site parking spaces is the same for a 5no. bedroom as it is for 4no. bedroom dwelling therefore no additional spaces are required.

### **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

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| <b>Conclusion:</b> |                                                   |                                        |
| Recommendation:    | <b>PERMIT</b> <input checked="" type="checkbox"/> | <b>REFUSE</b> <input type="checkbox"/> |
| Comments ...       |                                                   |                                        |