

DELEGATED OFFICER REPORT

Application Ref: H/24/98356

Site Address: 2 WESTFIELD CLOSE, HORTON HEATH, EASTLEIGH, SO50 7PR

Case Officer: Claire Campbell-Best

Description: Single storey rear extension. (Resubmission of planning application H/23/96396)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water Services 2m Buffer – Foul Sewer Rights of Way 25m Buffer – Fair Oak and Horton Heath Footpath 6		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/23/96396	Single storey rear extension	Withdrawn – 30/11/2023
Z/30517/002/00	Reserved Matters: Erection of 4 detached houses in accordance with outline permission no. 30517/1	Approve the Reserved Matters – 15/05/1989
Z/30517/001/00	Outline: Erection of four detached houses	Grant Outline Permission – 13/01/1989
Z/30517/000/00	Outline: Erection of five detached houses and access road	Refuse – 03/11/1988
Z/14958/002/00	Erection of two dwellings	Refuse – 09/09/1977

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One comment received from 1 Westfield Close:</u> No objections but, for the record, some previous groundworks caused some slight subsidence along the boundary of our property. We would therefore be keen to make sure this is considered when planning the groundworks. <u>LPA Note:</u> Subsidence concerns are not material planning considerations. This will be assessed via Building Control Legislation.		
Fair Oak Parish Council:	No objection		
Hampshire Countryside Services:	<u>No objection subject to condition:</u> No vehicles, machinery, equipment, materials, spoil, scaffolding or anything else associated with the works shall be left on or near to Fair Oak and Horton Heath Footpath 6 at any time, as to cause obstruction, hindrance or a hazard to footpath users. The public retain the right to use the Public Right of Way at all times. Reason: To protect and retain the use of the Public Right of Way		
Southern Water Services:	<u>No objection subject to condition:</u> No development shall commence until measures for the protection of the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water Services. The development shall then be carried out in accordance with the approved details.		

	Reason: To ensure adequate protection of public water apparatus, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).
Asset Management:	No objection

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/11/2024 – 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; Character Area Appraisals (BIFOHH 26).

Assessment: <u>Site and Surroundings</u> The application site contains a two storey detached dwelling located to the southwestern side of Westfield Close. The property is set back from the highway by hardstanding driveway, to the rear there is a garden enclosed with fencing. The property forms part of a small 1990's development of similar house types, which is accessed from Botley Road. To the south of site lies a Public Right of Way which is a footpath from Botley Road to Burnetts Lane. The wider surroundings are residential in nature and feature differing styles and types of dwellings. <u>Proposal</u> This application seeks approval for a single storey rear extension. This would have a flat roof and measure approximately 8.3m in depth, a maximum width of 8.6m and 2.75m in height. The extension would accommodate a family and playroom which would be served by a set of bi-fold doors, a window and 3no. rooflights. The extension would be finished in materials that would match the host dwelling. Over the course of the planning application amended plans were received which show a reduction in the depth to the extension due to scale and massing concerns. <u>Principle</u> 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. <u>Design and Layout</u> • The proposed extension, while relatively large in depth, is sited to the rear of the property, ensuring it would not be overly visible from the public realm. The use of a flat roof design reduces the massing at roof level, minimising any potential visual impact on the surrounding area. • Being single storey in nature, the extension is considered a subservient addition to the host dwelling. The use of matching materials further ensures that the

development integrates harmoniously with the host dwelling, respecting the character of the dwelling.

- It is also noted that a similar sized extension could potentially be constructed under permitted development rights via the prior notification process. Given this fallback position, alongside the considerations mentioned above, the extension is deemed acceptable in terms of design in this instance.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain with the development in place.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the neighbour to the east, 1 Westfield Close and to the west, 3 Westfield Close. During the site visit

Impact on 1 Westfield Close:

- The bulk of the proposed extension would be situated closer to this neighbour, with a 1.5m setback from the shared boundary. A site visit to the neighbouring property was conducted to accurately assess any potential impact of the extension.
- During the site visit it was ascertained the neighbouring property, no. 1, is situated on higher ground relative to the application site. Additionally, a 2m high fence runs along the boundary, positioned on the higher ground level. The submitted plans indicate the outlook in the neighbouring garden would only marginally be affected with the extension in place. The boundary treatment, combined with the siting on lower ground levels of the extension and its flat roof design, ensures the development does not appear dominant or overbearing to the neighbouring property. Therefore, the occupants of no. 1 would retain a satisfactory outlook with the extension in place.
- To further evaluate the potential impact on light, the daylighting test outlined in the Quality Places SPD was applied. While the proposed development breaches the 45-degree line on the floor plan, it passes the test on the elevation plans. The flat roof design, differing ground levels, and the orientation of the properties collectively mitigate potential any unacceptable overshadowing, ensuring the neighbouring property would continue to receive adequate light to both the rear facing windows and garden.

Impact on 3 Westfield Close:

- This neighbour lies to the east of the site and is positioned on lower ground levels than no. 2. The proposed extension would be set in from the boundary shared with this neighbour by 6.8m. While the extension is acknowledged as sizeable, due to the single storey nature, roof form and adequate distancing, the development is not expected to impact the outlook or light to this neighbour, nor would it be considered unduly overbearing.
- It was noted during the site visit the fencing along the shared boundary is set at the lower ground level and there is concern the side facing windows to the proposed extension could potentially overlook the rear facing windows and garden to no. 3. The applicant confirmed higher fencing with a minimum height of 1.7m is due to be installed along this boundary. In order to protect the privacy of no. 3, a condition will be applied to ensure the above mentioned boundary treatment is installed prior to the use of the extension.
- To conclude, 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.

Other Matters

- The application site is adjacent to a Public Right of Way (PROW) located to the south of the site. Hampshire Countryside Services were consulted as part of the

application process. The Countryside Planning Officer reviewed the proposals and confirmed that they had no objections to the development. However, they recommended a condition be applied to ensure that the PROW remains unobstructed and accessible throughout the construction period. This condition will be applied to secure safe and uninterrupted use of the public pathway during the building works.

- A foul sewer runs through the rear garden of the application site and is in close proximity to the location of the proposed extension. Southern Water were consulted as part of the application process and reviewed the proposals. They advised that the development may impact drainage infrastructure and recommended a condition to ensure the protection of drainage apparatus. To address this, a condition will be applied requiring the submission of details to demonstrate measures to protect the sewer during construction.
- 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: On balance, the application has been sufficiently amended to resolve concerns and can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐