

DELEGATED OFFICER REPORT

Application Ref: H/24/98462

Site Address: 4 RED OAK ROAD, HEDGE END, SOUTHAMPTON, SO30 0AU

Case Officer: Charlie Vallis

Description: Single storey rear extension

Particular Site Constraints?	Yes ☐	No ☒
▪ Within the urban edge		

Planning History?	Yes ☒	No ☐
▪ F/19/86829 – Demolition of the existing farmhouse and associated former farm buildings, the creation of a new access onto Heath House Lane, and the erection of 123 dwellings together with internal roads, pumping station, landscaping and drainage provision (amended scheme) – Permit – 08/09/2021		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None were received		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 28/11/2024		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:
<u>Site and Surroundings</u> ▪ The application site consists of a two-storey detached dwelling located to the west of Red Oak Road. The dwelling has an attached garage to its southern elevation and to its rear is a fully enclosed garden. ▪ The site forms part of a new residential development where there is a strong sense of uniformity between the properties. <u>Proposal</u> ▪ This application proposes a single storey rear extension, measuring approximately 3.14 metres in depth, 5.25 metres in width, with an overall height of 3.18 metres (and a height to the eaves of 2.38 metres). ▪ The extension would create an enlarged kitchen diner, served by French doors and windows to the rear elevation, a window to the north elevation and 2no. rooflights.

Principle

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:
(a) not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents; the character and appearance of urban areas; ...
(c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views”.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance, and would be considered a subservient and modest addition, proportionate in size in relation to the host dwelling and maintaining sufficient amenity space.
- The proposed extension would be sited to the rear of the property and not visible from the street scene of Red Oak Road. It was noted during the site visit that the property's orientation means that the extension would be visible from Alder Avenue. However, the extension is single storey in nature and would not be overly prominent in the wider surroundings.
- Although the roof design (i.e., pitch angle) of the proposal is slightly different from the host dwelling, the addition would not be considered to be overly prominent within the locality.
- It should be noted that a similar single storey rear extension could be constructed under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, if the proposal were to be reduced by 0.14 metres in depth and a gap left between the existing attached garage and the new rear extension. A gap would mean that limitations under Class A (j)(iii) for extensions beyond a side wall of the original dwellinghouse with a width greater than half the width of the original dwellinghouse, would no longer be applicable. This would therefore form a material consideration for the assessment of this application.
- The design and layout respects the character and appearance of the locality, and the extension would be built using materials to match the host dwelling.
- The application does not propose any additional bedrooms or impact upon the current parking to the site. Current parking arrangements would therefore not be affected by this application.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate materials, layout and scale.

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 adjacent garage to the application property's northern boundary would mostly screen the development from neighbouring properties (No.'s 5-6 Red Oak Rd.) and as such would have a limited potential impact. In addition, the neighbour at No. 2 Red Oak Rd is not expected to be detrimentally impacted by the proposal due to its siting and location, situated behind the existing attached garage.

Other Matters

- 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...