

DELEGATED OFFICER REPORT

Application Ref: X/24/98489

Site Address: 123 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Claire Campbell-Best

Description: Variation of Condition 1 (approved plans) of planning permission H/23/95723 - Single storey rear extension following the removal of existing rear conservatory and alterations to all existing elevations and fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Designated countryside to the north of the site Settlement Gap to the south of the site Southern Water Sewers 2m Buffer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/23/95723	Single storey rear extension following the removal of existing rear conservatory and alterations to all existing elevations and fenestration	Permit – 05/10/2023
Z/35629/003/00	Amendment to approved planning application 3569/002 to reposition house, garage and access	Permit – 08/09/2003
Z/35629/002/00	Construction of detached dwelling with garage and widening of existing access (amended design)	Permit – 30/06/2003
Z/35629/001/00	Construction of detached dwelling with garage and widening of existing access	Permit – 07/06/1999

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One objection received from 125 Moorgreen Road:</u> The size of the extension is bigger than the original plans and now blocking the view from the kitchen at 125 Moorgreen Road. It now stands close to a two storey extension and no roof completed.		
West End Parish Council:	No comments were received.		
Ecology:	No Objection		
Southern Water Services:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 27/11/2024 – 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 (HEWEB 22).

Assessment:Site and Surroundings

The application site contains a detached two storey property located on the eastern edge of West End, north of Moorgreen Road. The property itself is set well back from the highway by a gravel driveway, there is also a detached single garage within the site's frontage. To the rear there is a sizeable garden which backs onto designated countryside. The rear boundary treatment comprises of a combination of fencing and mature vegetation. The surrounding area is residential in nature and features mainly detached two storey dwellings set within good sized plots. As noted, designated countryside lies north of the site and a settlement gap lies to the south, resulting in a semi-rural character.

Proposal

The site was granted planning permission under reference H/23/95723 for a single storey rear extension following the demolition of the existing rear conservatory. Additionally, external alterations were approved, including rendering all elevations (inclusive of the new extension) in white with a brick plinth, changing the white uPVC fenestration to grey, and cladding the front and rear gables in light grey.

The proposal seeks to amend the approved single storey rear extension by increasing its height by 0.72m, resulting in a total height of 3.36m. The depth (4.03m) and width (8.63m) will remain unaltered from the approved application. Additionally, the proposal includes alterations to the external finishes as previously approved under reference H/23/95723.

Principle

The development is within the urban edge where the principle of development is acceptable.

Design and Layout

- The changes to the height of the single storey rear extension is relatively modest; it would continue to read as a single storey extension and a subservient addition to the host dwelling.
- As the extension is sited entirely to the rear of the property, it would not be visible within the public realm, therefore its impact within the street scene would be minimal.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space
- The site would also meet parking standards as no additional bedrooms are proposed and the parking arrangements will not be altered as a result of the development.

Residential Amenity

- The neighbours most affected by the development are the adjoining properties, nos. 121 and 125 Moorgreen Road. The occupant of no. 125 has raised concerns that the extension exceeds the size approved under H/23/95723, appears as a two-storey rear extension, and now obstructs the view from their kitchen window.
- A site visit was conducted, confirming that the extension is mid-construction and remains single storey in height. It was also observed that the site is on slightly higher ground than no. 125, which may contribute to the perception of the extension being taller. However, as confirmed, the extension is only single storey.

- Due to the siting and orientation of no. 125, the outlook and light to the rear facing windows to this property would not be significantly impacted upon in term as a result of the height increase.
- No. 125 has side-facing windows that already experience limited outlook and light due to their west-facing orientation and location. While the proposed height increase would alter the outlook from these windows, the single storey nature of the extension, the reasonable 3.5m separation distance between the properties, and the existing boundary fencing, which screens the majority of the structure, ensure that the impact on this neighbour's outlook would not so unacceptable that the application warrants refusal.
- The light to the side facing windows to no. 125 are also not considered to be adversely impacted upon, this is because the raised extension would still have a flat roof when complete which would allow these windows to still receive a reasonable amount of light, particularly in the afternoons and in the summer months.
- The increased height is also not expected to be unduly overbearing with regards to the neighbouring property at no. 125. This is because the extension is set in from the boundary and most of the structure would be screened by the fencing.
- Due to the position, orientation and reasonable separation distance from no. 121, the proposed extension would not detrimentally impact this neighbour as there is mature vegetation along the shared boundary that adequately screens the development.
- There are no side facing windows to the extension does not propose any side facing windows and as such, there are no overlooking or loss of privacy concerns.
- Therefore, 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 Material Considerations

- The site is adjacent to settlement gap, it is considered the proposed works would be minor in nature and would not impact upon the gap.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impact upon 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.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐