

DELEGATED OFFICER REPORT

Application Ref: H/24/98573

Site Address: 19 RUFFORD CLOSE, EASTLEIGH, SO50 4RU

Case Officer: Charlie Vallis

Description: Replacement single storey rear extension, and single storey side/rear extension

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

Planning History?	Yes ☒	No ☐
Z/27488/000/00 – Single storey side extension – Permit – 12/03/1984		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments were received		
Ecology:	<u>11/12/24:</u> (Comments following additional site photos): I have reviewed the site photos and do not see any potential bat roost features or habitat for hedgehogs. Biodiversity enhancements can either be agreed before determination or can be conditioned. A landscape or elevation plan showing the locations of biodiversity enhancements is required. <u>3/12/24:</u> There are records of bats and hedgehogs near this site and nesting swifts in the vicinity. I need to review close up photos of all areas of the house, windows and garden which would be affected by the proposal to determine whether a survey would be required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 10/12/2024		

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; Eastleigh Character Area Appraisals – ELAC 31.

Assessment:

Site and Surroundings:

- The application site consists of a two-storey semi-detached dwelling located towards the centre of Rufford Close. The property has extensions to the side and rear, a fully enclosed rear garden, and to its south-east boundary is a detached row of garages.
- The surrounding area is characterised by semi-detached and link detached properties, built of similar buff brick but with some variation in their frontages.

Proposal:

- The application proposes to replace the existing conservatory with a single storey rear extension.
- This would create an open plan living area, served by four-panel bi-folding doors into the rear garden, a window to the south-east elevation and 3no. rooflights.
- The application also seeks approval for a single storey side/rear extension, flat-roofed and angled to join the existing side extension to the original dwelling; and would allow for further internal alterations, hosting an enlarged kitchen with a window to its south elevation.

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”

Design and Layout:

- Due to its single storey nature, as well as its location to the rear of the dwelling where it would be partially screened by a row of garages and existing side access gate, the proposal is unlikely to have a significant impact on the street scene.
- The use of glazing (in the form of bi-folding doors and roof lights) on the rear elevation would not be seen as overly dominant or detrimental to the character of the property, given that it is replacing a largely glazed conservatory.
- 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 has been designed so that the host dwelling maintains sufficient amenity space and retains side access to the rear garden; as such, this would not represent overdevelopment of the site.
- By using materials to match the host dwelling, and due to its modest size, the proposal is considered to respect the character and appearance of the host dwelling.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential Amenity:

- The nearest neighbouring property would be 20 Rufford Close which forms the other half of the host dwelling's semi-detached pair. This property has been extended to the rear with a fully glazed conservatory approximately 3 metres in depth.
- The proposed rear extension is unlikely to significantly affect outlook and light to 20 Rufford Close; with its mono-pitch roof and modest eaves height minimising its impact.
- In relation to the property to the rear of the host dwelling (No.1 Rufford Close), sufficient distancing and screening by existing boundary fencing and 2no. large trees, means that this property is unlikely to be adversely affected by the proposal.
- The development is therefore considered to accord with the 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.

Ecology:

- Protected species have been recorded to be near the application site; our Ecology team were therefore consulted as part of this application.
- Photos were taken during a site visit (10/12) and subsequently reviewed by our Ecologist, who were satisfied that the proposals would not impact potential bat roost features or habitat for hedgehogs.
- It was recommended that biodiversity enhancements in the form of a bat brick or swift brick were conditioned to ensure compliance with Local Plan policy DM11.

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...