

DELEGATED OFFICER REPORT

Application Ref: H/25/98741

Site Address: 9 LARCH CLOSE, WEST END, SOUTHAMPTON, SO30 3RB

Case Officer: Alexandra Stone

Description: First floor extension and addition of front porch

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers		

Planning History?	Yes ☒	No ☐
F/04/52145 – Permit – 05/11/2004 Construction of two storey side extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	Please see attached our GIS document attached indicates the nearby existing public sewer being the required 3m distance away from the proposed development. Therefore, Southern Water have no objections to the works proceeding.		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 05/04/2025		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:
The application is for a first-floor extension above the existing garage with the addition of a front porch. The porch would measure approximately 2m in depth by 3.5m in width.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality 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.

The detached dwelling is located within Larch Close, to the west of Hobb Lane. The properties in Larch Close vary slightly in design with varying roofs such as front gables and barn hips but predominantly have attached garages to side of the dwellings with good spacing between the neighbouring properties.

The existing dwelling has a barn hipped roof with attached double garage/ workshop to the side of the property.

The proposal seeks to create a first-floor extension above the existing garage. The first-floor roof would have a large front gable to provide accommodation for 2no. bedrooms and en-suite. The gable would extend the existing barn hipped roof and the would come forward of existing frontage, dominating the roof due to it siting as it sits to the front of the roof of the garage. The extension elongates the barn hipped roof and creates a very wide roofline. Alongside the addition of the front gable, there is a new front porch which adds to the mass and scale of the development and would cause an awkward shape to the roof of the dwelling highly visible upon entering Larch Close.

There seems to be permission granted in 2004 for a similar extension. The extension had a reduced roof ridge and there are no plans for a proposed front porch. The addition of the additions to the roof with the addition of the porch further exacerbate the overall bulk of the extended dwelling in comparison to its immediate neighbours.

- The development would retain sufficient amenity space and meet parking standards.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The properties benefit from good spacing to the neighbouring properties therefor unlikely to cause overlooking or overshadowing.

- 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

- 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: The proposed development, due to its excessive height and bulk to the roof would appear overly dominant within the Larch Close streetscene, harmful to the character and appearance of the site and surrounding area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document.

Recommendation: **PERMIT** ☐

REFUSE ☒

Comments ...