

DELEGATED OFFICER REPORT

Application Ref: H/25/98961

Site Address: 102 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AQ

Case Officer: Charlie Vallis

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order (232-E)		

Planning History?	Yes ☒	No ☐
• No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>96 Granada Road:</u> - The proposed extension will add a further 4 metres to the existing property and will block a considerable amount of light received into lounge and dining room (separate rooms). - Its proposed height including roof window will add further reduction of light. - Will also present us with a solid brick wall which will be visually intrusive from both inside and outside our home. - Will throw a large shadow over our garden.		
Parish Council:	No objection		
Ecology:	<u>17/4/25:</u> I have reviewed the site photos. There were no visible potential bat roost features. <u>21/3/25:</u> There are records of bats near this site and the proposed work will affect the roof. To determine whether further surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Photos of any areas of garden affected by the proposal are required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.		
Tree Officer:	The significant tree to the far rear is suitable distance from the proposed development area. Therefore, we wouldn't raise any objections or request any conditions.		

Site Visit:	Yes ☒	No ☐
Details: 07.04.2025		

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; Character Area Appraisals (HEWEB - 71).

Assessment:

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

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

Design and layout:

- Due to its single-storey nature and location to the rear of the dwelling the proposal is unlikely to have a significant impact on the street scene.
- The use of glazing in the form of sliding doors on the rear elevation would not be seen as overly dominant or detrimental to the character of the property, given that it would replace a largely glazed conservatory.
- 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.
- The application does not propose any additional bedrooms or impact upon current parking to the site. Current parking arrangements would therefore not be affected by this application.
- By using materials to match the host dwelling, and due to its single-storey nature, 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 neighbouring property to the north (no.96 Granada Road) would be most likely to be affected by the proposal due to its proximity to the host dwelling.
- Following comments from this neighbour, a 45-degree daylighting test set out in the 'Quality Places' SPD (p33) was requested and applied by the applicant's agent.
- When applied to the proposed elevation plans, the light test shows that the 45-degree line would hit the existing boundary treatment; therefore, an unacceptable reduction in light to habitable rooms of no.96 Granada Road would be unlikely.
- In relation to other adjoining properties, no.104 Granada Road is unlikely to be affected due to sufficient distancing from the proposal, whilst neighbours to the rear are unlikely to be affected as they are adequately distanced and screened behind mature trees.
- All proposed windows/doors would be at ground floor level, and the two proposed side-facing windows would replace an existing larger window. Therefore, increased overlooking is unlikely.
- 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.

Other matters:

- Protected species have been recorded to be near the application site. Therefore, our Ecology team were consulted as part of this application. Biodiversity enhancements were recommended in accordance with policy DM11 of the Eastleigh Local Plan and will be secured via a condition.
- 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 ...		