

DELEGATED OFFICER REPORT

Application Ref: H/25/99136

Site Address: 26 SUNNYFIELD RISE, BURSLEDON, SOUTHAMPTON, SO31 8FA

Case Officer: Charlie Vallis

Description: Single Storey Rear Extension with Flat Roof

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

Planning History?	Yes ☒	No ☐
• F/07/59297 – Erection of 13no. 3 bed and 1no. 4 bed house in terraced row with vehicular access from Sunnyfield Rise and associated car ports and parking spaces – Mar 2007 – Permit		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	There are records of bats and hedgehogs near this site. Nesting birds may also use this area. This is a new build house in a terrace of similar properties. A precautionary working method to protect hedgehogs is 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 depending on the elevations available and what enhancements have already been added to this building.		

Site Visit:	Yes ☒	No ☐
Details: 14/05/2025		

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 (BHH – 50).

Assessment:
<u>Principle:</u> • The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval based upon the exact nature, design and impact of the proposal being in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. • Policy DM1 sets out that: “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”

Site and surroundings:

- The application site contains a two-storey terraced property located towards the southwest of Sunnyfield Rise.
- The immediate locality is characterised by a row of brick-built, tightly configured terraced dwellings. There is also a notable incline from north to south along this terrace.

Proposal and background:

- The application proposes the construction of a single storey rear extension, measuring approximately 4m in depth, 4.35m in width and 3.2m in height (approx. 3.65m to its roof lantern). Also proposed is the installation of 1no. rear first floor window.
- Condition 7 of its original planning permission F/07/59297 withdrew permitted development rights for extensions, alterations and structures within its curtilage ‘to protect the amenities of neighbouring properties and the protected trees’. This would therefore form a material consideration for the assessment of this application.

Design and layout:

- Although the principle of a single storey rear extension would be acceptable in this location, the proposal is not suited to the host dwelling in terms of form, scale and appearance.
- 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.
- Although encroaching into its rear amenity space, sufficient amenity space would be retained, and the proposal is not considered to represent overdevelopment of the site.
- However, the proposed extension, owing to its height, bulk and use of composite timber cladding, would be considered at odds with the character and appearance of the host dwelling and surrounding properties, which are characterised by their use of external brickwork.
- The proposed development is considered contrary to policy DM1 (Local Plan 2016-2036), in that its massing, scale and external materials would be incompatible with, and do not respect the character of the host dwelling and its locality.

Residential amenity:

- No.25 Sunnyfield Rise is located to the south of the host dwelling, and is positioned on a significantly lower ground level to the proposed development.
- Due to its scale and massing, and given its positioning in relation to this neighbour, the proposed development would be an intrusive and overbearing addition, resulting in unacceptable loss of outlook and potentially daylight to No.25 Sunnyfield Rise.
- In relation to its other adjacent neighbour, No.27 Sunnyfield Rise, significant impact on their light and outlook is unlikely, owing to its deeper rear building line and positioning on higher ground than the application dwelling.
- Impact on the privacy of adjacent dwellings is unlikely to be significant given that all proposed windows and doors would be rear facing and some level of overlooking is to be expected and accepted to residential gardens within urban areas.
- Due to its negative impacts on the residential amenity of No.25 Sunnyfield Rise, the proposed extension would be contrary to both policy DM1 and the Quality Places SPD.

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 ☒
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The scale and massing of the proposal, alongside differences in ground level and the tightly packed nature of adjacent dwellings, are such that the proposed rear extension would be an overbearing addition which would result in unacceptable loss of outlook for 25 Sunnyfield Rise. As such, this would have an adverse impact on neighbouring residential amenity. The proposed development is therefore contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and 'Quality Places' SPD [2012].

The design and external materials of the proposed rear extension are unsympathetic to the host dwelling and would result in a development incongruous to the character and appearance of its locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and 'Quality Places' SPD [2012].