

DELEGATED OFFICER REPORT

Application Ref: H/25/99155

Site Address: 33 DERBY ROAD, EASTLEIGH, SO50 5FD

Case Officer: Gina Aftanas

Description: Removal of existing conservatory to form side extension

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Great Crested Newts IRZ – Moderate Suitability Adjacent to Southern Water Foul Sewer Character Area Appraisal ELAC 17		

Planning History?	Yes ☐	No ☒
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Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Town Council:	No Objection		
Ecology	No Objection “In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.”		
Southern Water	No Objection “It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.”		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 02/05/2025 – 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 Appraisal ELAC 17. Character Area guidance: - Maintain the formal building compositions around route intersections and cul-de-sacs; - Maintain the importance of open green spaces and semi-mature broadleaved tree planting; - Maintain the predominant hedge plot boundaries; - Ensure the form of new development relates effectively with the gabled end frontages prominent in existing development.

Assessment:
<u>Site and Surroundings</u> The application site consists of a two-storey semi detached dwelling located mid-way along Derby Road. The property is set back from the main road by way of a driveway and

front garden area, to the rear of the property, there is a garden fully enclosed by use of a wooden fence boundary. The surrounding area is residential in nature and features similar style dwellings with an open space opposite the property.

Proposal

The application seeks approval for a single storey side extension consisting of a pitched roof design measuring approximately 1.2m in width, 4m in length and 2.7m at its highest point. The extension is proposed of a pitched roof design and to be finished in render to match the host dwelling. The extension would be a replacement of the conservatory already in situ and the addition would house a utility area.

Design and Layout

The development is situated within the urban edge, where the principle of development is acceptable. The design of the extension is suited to the host dwelling in terms of its form, scale and appearance, and due to its single-storey nature and subservience to the host dwelling, would not be an overdevelopment to the site. The use of matching materials will ensure the proposal is respectful to the host dwelling, and it is considered to accord with the Character Area guidance and Policy DM1.

The proposal is sited to the side of the property so is likely to be seen from the public realm. However, due to the property being so far set back, the proposal replacing an already existing conservatory and the modest size of the scheme, it is expected to have minimal impact on the street scene.

The development would not be an overdevelopment of the site and sufficient amenity space would be retained with the development in place. The proposal does not result in any additional bedrooms or loss of off-street parking and the site has adequate space to the frontage to meet the Residential Parking Standards.

Residential Amenity

It is noted that the neighbouring property to the east, number 31, has a rear extension adjacent to the boundary with the proposed side extension. The proposal is set to come no closer to the neighbouring boundary than the current conservatory and is not considered to have any adverse impact on the amenities of these neighbours. Due to its position on the side elevation, it would not impact on the amenities of residents to the west of the site.

The development accords policy DM1 and 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: This application is recommended for approval

Recommendation:

PERMIT ☒

REFUSE ☐