

DELEGATED OFFICER REPORT

Application Ref: H/25/99260

Site Address: 6 SHAFTESBURY AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3BS

Case Officer: Gina Aftanas

Description: Single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within the Urban Edge Great Crested Newts IRZ – Moderate Suitability Character Area Appraisal 20D		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
Z/34887/000/00 (land rear of 6 Shaftesbury Avenue)	Erection of 2 dwellings and integral garages	Refuse – 01/12/1997
Z/25416/002/00	Two Storey Rear Extension	Permit – 28/07/1999
Z/34887/001/00 (land rear of 6 Shaftesbury Avenue)	Erection of dwelling and garages	Refuse – 16/06/1998
Z/25416/001/00	Addition of pitched roof and first floor accommodation	Permit – 05/08/1994
F/08/63828	Change of use from residential to children's day nursery	Withdrawn by applicant – 12/12/2008

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None Received		
Parish Council:	No Comment		
Ecology:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 02/06/2025 – 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 20D. There is no specific guidance relating to the character area.

Assessment:
<u>Site and Surroundings</u> The application site consists of a single storey detached dwelling with loft office space. The site is located on Shaftesbury Avenue to the north of Leigh Road. The property is set back from the road by way of driveway and front garden and is fully enclosed at the rear by fencing and planting. The surrounding area is residential in nature and features a variety of different style houses.

Proposal

The application seeks approval for a single storey extension on the east side of the rear elevation. The extension would consist of a flat roof design measuring approximately 2.4m in height, 5.8m in width and 4.3m to the widest part in depth. The extension is to be finished with painted render to match the host dwelling with the addition of a roof light, French doors to the rear elevation and a door to the west elevation, a larger window is also proposed to the east elevation of the dwelling.

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 of the site. The use of matching materials will ensure the proposal is respectful to the host dwelling, and it is considered to accord with Policy DM1.

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 and would retain ample parking space to meet the Residential Parking Standards and 'Quality Places' SPD.

Residential Amenity

Due to the property's detached nature, the neighbour to the west, number 4 Shaftesbury Avenue, is sufficiently distanced to prevent adverse impacts on their amenity. The neighbour to the east, number 8 Shaftesbury Avenue, is unlikely to be significantly impacted by the proposal in terms of overshadowing and loss of outlook due to the single storey nature of the extension and good boundary treatment already in situ. No side windows facing the application site are likely to be impacted from the proposal and with no proposed windows to the eastern elevation of the extension there will be no overlooking, respecting the privacy for this neighbouring property.

Ecology

Although the proposal sits within a moderate suitability area for great crested newts (amber zone), the Council's Ecologist has noted that due to the hardstanding nature of the proposed construction area, there would be no risk of impacts. There are records of bats, nesting swifts and hedgehogs nearby so an informative and precautionary working method is recommended.

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 ☐