

DELEGATED OFFICER REPORT

Application Ref: H/25/100053

Site Address: 5 TOWER PLACE, WEST END, SOUTHAMPTON, SO30 3DL

Case Officer: Charlie Vallis

Description: Single storey side extension

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Orders (330-E; 60-H; 367-E; 331-E)		

Planning History?	Yes ☒	No ☐
• F/17/80387 – Alteration to roof to include the raising of ridge height to provide first floor accommodation, front and rear dormers and single storey rear extension – Permit – Aug 2017 • H/18/83517 – Change of roof form to front and side single storey element from flat to pitched roof and extension of pitched roof to cover full length of front elevation – Permit – Aug 2018 • H/25/99653 – Two storey side extension – Refuse planning permission – Aug 2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No response received		
Tree Officer:	No arboricultural objection: We do not feel that the proposals, given their size and situation, will pose an elevated risk to the existing trees.		

Site Visit:	Yes ☒	No ☐
Details: 8.8.2025 (site visited under previous application ref. H/25/99653.		

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.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle and background:</u> The application site lies within the urban edge where the basic principle of development is considered acceptable, with any formal approval being based upon the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance. Relevant policies include policy DM1 of the Local Plan (2016-2036) which, amongst other matters, sets out that all new development should not have an unacceptable impact on, and where possible should enhance, residential amenities of both new and existing residents, and the character and appearance of urban areas; whilst taking full and proper

account of the context of the site including the character, appearance and land uses of the locality, and be compatible in terms of mass, scale, layout density, design, and siting.

A previous application at this site (ref. H/25/99653) for a two-storey side extension was refused, with the proposed extension considered to “result in a physically and visually overbearing structure detrimental to the amenity of occupiers of Tower House through loss of light and outlook.”

Site and surroundings:

The application site is located towards the southeast of Tower Place, containing a detached dwelling with two integrated garages, 4no. off-street car parking spaces to its front, and a fully enclosed rear garden.

Surrounding properties are generally similarly styled two and three storey dwellings with garages to their front. 6 Tower Place (Tower House) is a period property and key architectural feature of the area, situated on the southern side of Tower Place, with its design contrasting with surrounding dwellings. During the site visit a notable change in levels was noted as you move along Tower Place.

Design, layout and impact on character of the area:

The scale and positioning of the proposed extension is such that its impact on the character of the locality is likely to be limited. The proposed extension is modest in scale, set back from the principal elevation and largely screened by its existing garage. In addition, by using materials which match the host dwelling the extension remains in-keeping with the appearance of the existing dwelling.

The layout and scale of the extension would not amount to overdevelopment of the site with the dwelling retaining ample rear amenity space, no additional bedrooms proposed and current parking arrangements unaffected. As such the proposal accords is considered to accord with these elements of policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, layout and scale.

Residential amenity:

The neighbour most affected by the proposal would be Tower House, which sits to the west of the application site, directly adjacent to the proposed extension. Other adjacent neighbours are significantly distanced and well screened from the proposed development, so as not to be impacted.

The potential impact of the proposal on Tower House is increased given its position in close proximity and on significantly lower ground than the application property. A bay window serving a bedroom at first floor and a living room at ground floor sits opposite the location of the proposed extension, with the orientation of properties currently allowing for some views past the side wall of the application dwelling.

The reduced height of the extension in comparison to the previous proposals, under application ref. H/25/99653, is such that its visual and physical dominance is significantly reduced, and the proposed single storey extension would not appear overly dominant when viewed from neighbouring windows and garden area. In addition, with the affected rooms of Tower House being dual aspect, and given the proposal's reduced height and sloping roof, the extension is not likely to result in an unacceptable reduction in the light and outlook of neighbouring habitable rooms. 1no. additional window is proposed, which would be rear facing, at ground floor level, and unlikely to result in significant overlooking.

The development is therefore considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of light, outlook or privacy.

Other matters:

As confirmed in consultation with the Council's Tree Consultant, there would be no likely adverse impact upon trees or other natural features worthy of retention. In addition, 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 ...		