

DELEGATED OFFICER REPORT

Application Ref: H/25/100276

Site Address: 6A GREENFINCH CLOSE, EASTLEIGH, SO50 9JN

Case Officer: Charlie Vallis

Description: Two storey side extension and retaining wall

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Site Specific Policy – Aviary Estate		

Planning History?	Yes ☒	No ☐
F/07/59290 – Erection of a pair of three bedroom semi-detached houses with associated parking and improvements to part of backway – Permit – June 2007 F/07/61681 – First floor extensions (amendment to F/07/59290) – Refuse – Jan 2008 F/07/61864 – Erection of attached garage to approved dwelling – Refuse – Feb 2008 F/08/62172 – Erection of 4 flats at rear of 6 Greenfinch Close with associated parking – Refuse – Mar 2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Town Council:	No Objection		
Asset Management:	No response required		
Ecology:	I have reviewed the site photos and do not see any habitat for bats or reptiles and only limited potential for hedgehogs. Please add following informative to any approval: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. The precautionary working methods outlined in the previous response must also be implemented during construction. A bat box/brick could be built in on the side (west facing) elevation under the eaves and a swift nest box/brick could be built to the rear (north facing elevation) or side elevation under the eaves. The western elevation may be suitable due to having fewer windows.		
Southern Water	Provided an extract showing approximate position of their existing sewer and surface water assets in the vicinity of development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. To protect public sewers, Southern Water requests that, if approved, the following condition is attached: The developer must agree with Southern Water, prior to commencement, the measures to be taken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: 13/1/2025		

Policy:
National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11, DM13, DM14 and E10

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals (ELAC 24).

Assessment:Policy and principle:

The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning documents.

Amongst other matters, policy DM1 (Local Plan 2016-2036) outlines that all new development should not have an unacceptable impact on, and where possible should enhance residential amenities of new and existing residents. Area specific policy E10 (Local Plan 2016-2036) states that, in order to protect the special character of the Aviary Estate, development including extensions will not be permitted unless all the following criteria are met: the size, scale, architectural style, materials and detailing of the proposals closely reflects the character of the existing development.

Site and proposal:

The application site is part of a semi-detached pair to the rear of no.6 Greenfinch Close. The site has pedestrian access from Greenfinch Close, with vehicular access and parking via a rear access road which circles Falcon Square. The application dwelling is mostly screened from the street scene, partially visible between no.'s 6 and 7 Greenfinch Close.

The application proposes a two storey side extension flush with the front and rear walls extending approx. 3.2m from the side of the property at its widest.

Impact on character of locality:

The proposed side extension follows the general lines and styling of the host dwelling, using matching materials, and would appear suited to the character of the locality and in accordance with policy E10 (Local Plan 2016-2036).

Impact on neighbouring residential amenity:

The Council's Quality Places SPD outlines that a minimum distance of 22m should be kept between windows of first floor habitable rooms, in the interest of privacy. The main source of outlook to the proposed master bedroom would be through a side facing window separated by approximately 7m from the upper floor habitable windows of no.6 Greenfinch Close. Although the application property is situated on significantly lower ground than no.6 Greenfinch Close, the window would be above fence height and directly face this neighbour. Windows are currently in place on this side elevation, however they did not previously serve a habitable room, as defined under the Quality Places SPD. This therefore represents a significant departure from the guidance of the Quality Places SPD and policy DM1 (Local Plan 2016-2036), resulting in unacceptable loss of privacy to no.6 Greenfinch Close through overlooking of neighbouring habitable rooms and their rear garden area.

In addition, given the scale, orientation and distancing of the application dwelling in relation to no.6 Greenfinch Close the proposals are likely to significantly affect outlook

from neighbouring rear windows. Insufficient information showing the relationship between the application dwelling and neighbouring property has been submitted to demonstrate that there will be no unacceptable impact on the outlook received by this neighbour. This impact would also conflict with policy DM1 (Local Plan 2016-2036).

Parking and highway safety:

Due to the proposed change from a three- to a five-bedroom property, car parking requirements also increase from 2no. to 3no. spaces. A plan of current parking arrangements has been submitted, showing 2no. allocated car parking spaces and an additional space shared between no.'s 6a and 6b.

The increase in bedrooms is such that these car parking arrangements would be inadequate under the Parking Standards SPD, with only 2no. allocated car parking spaces provided and limited parking options available in its immediate vicinity. The shared parking space appears impractical without driving through a neighbouring parking space or damaging the landscaping along the side of the property, and as such is not included within the parking quantum. Additionally, insufficient details have been provided to indicate the legitimacy of the parking arrangements shown on the submitted plan. As such the proposals are considered in conflict with policy DM14 (Local Plan 2026-2036).

Nature conservation

Following review of site photos, the Council's ecologist deemed that (based on the current site circumstances) unacceptable impacts on protected/priority species' would be unlikely, providing that the necessary precautions are followed as indicated in their full consultation response. Swift and bat bricks also appear to be appropriate enhancements, ensuring further accordance with policy DM11.

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; (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 ...		