

(ELAC, Eastleigh Local Area Committee, 22 March 2021)

Application Number: H/21/89681
Case Officer: Richard Castro-Parker
Received Date: 25/01/2021
Site Address: 3 Newtown Road, Eastleigh
Applicant: J Calcutt
Proposal: Single storey side / rear extension

Recommendation: Permit

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 03. Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.
4. Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the applicant is a member of staff.

Site Characteristics and Character of the Locality

2. The dwelling is a two storey mid-detached property situated on the west side of Newtown Road. Within the rear roofscape a dormer window

overlooks the roof and rear garden of the property. The dwelling currently has a rear projection that is approximately two thirds of the width of the dwelling and which extends 3.5m from the rear elevation. At ground floor this accommodates the kitchen.

3. The dwelling backs onto a rear vehicular drive beyond which are other residential properties and their associated private gardens. On street parking (Permit controlled) exists to the front on the dwelling

Description of Application

4. The proposal seeks a single-storey extension that wraps around the existing rear projection, filling the small gap to the side boundary with 1a/b Newtown Road and extending 2m beyond the rear elevation. This equates to a total depth of 5.5m and the full width of the garden (4.5m). The extension would be 3.2m high.
5. The proposal will have a flat roof which will include a flat roof glazed roof light.

Relevant Planning History

6. No relevant history

Representations Received

7. No representations received

Consultation Responses

8. Southern Water – no objection

Policy Context and Designations Applicable to Site

- Within Proposed Built-up Area Boundary
- Within Established Residential Area

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking);

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

9. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient

housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

10. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in mid-2021. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

12. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

13. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

14. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Sustainable Development:

15. Section 2 of the NPPF (February 2019) states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
16. Achieving sustainable development means that the planning system has three overarching objectives – economic, social and environmental (which are interdependent and need to be pursued in mutually supportive ways) that should be delivered through the preparation and implementation of plans and the application of the policies in the Framework.
17. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
18. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the Environment. Details elsewhere in this report set out the Climate Change and Environmental implications of this application and their proposed mitigations.

Principle:

19. The site is within the urban edge and residential area, as such the principle of extensions is supported.

20. Saved Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Design and layout:

21. The development is within the proposed urban edge where the principle of development is acceptable.
22. The design of the single storey rear extension, although modern in its appearance, is suited to the host dwelling in terms of its form, scale and appearance.
23. The development would not be an overdevelopment of the site and would retain sufficient amenity space. The proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.
24. The proposed use of the extension is to accommodate an extended kitchen and dining area with bi-folding doors opening out on to the rear garden.
25. The design and layout respect the character and appearance of the locality.
26. The proposal is a modest, subservient addition and would not be seen from the street scene so will leave this unaffected. The extension would be largely screened to the sides by rear single storey extensions on the neighbouring properties, thus would not appear at odds with the general form and scale of development when viewed from the rear vehicular access. The flat roof nature of the extension minimises its scale and visual impact. Matching materials will be used.
27. There will be no adverse impact upon trees or other natural features worthy of retention.

Residential Amenity:

28. Saved policy 59.BE requires proposed development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.
29. The development accords 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. No.1 has been converted in to two flats, with the galley kitchen of the ground floor flat looking towards to the shared boundary fence with the application site. Whilst the outlook and amount of light to this window would be reduced by virtue of the extension being along the boundary and higher than the boundary fence, the degree of light lost is not considered to be significant as light is already restricted to the window. Furthermore, the kitchen links to a utility room that is served by two further side facing windows. On balance this relationship is considered acceptable.
30. There are no proposed side windows and the proposed rooflights will not create a detriment to the neighbouring properties. The extension is not as deep as those on the adjoining properties, and therefore would not visually dominate the neighbouring properties.

Sustainability Measures and Climate Change:

31. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. Details elsewhere in this report set out the Climate Change and Environmental implications of this application and their proposed mitigations.

Equalities Implications:

32. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
33. 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

To conclude, after assessing the application, the recommendation is to permit. The scheme will not create a detriment to neighbouring properties and is considered a subservient and appropriate addition to the main house.

3 Newtown Road, Eastleigh, SO50 9DA



Department:	H/21/89681
Date: 08/03/2021	Scale: 1:1250