

DELEGATED OFFICER REPORT

Application Ref: H/22/93154

Site Address: 10 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AL

Case Officer: Gary Osmond

Description: Demolition of single storey side extension and construction of replacement two storey side extension and first floor extension to the rear and side above garage with associated roof works

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Within an established residential area - Within a Special Character Area - Site subject to Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
H/21/91606 – Demolition of single storey side extension and construction of replacement two storey side extension and first floor rear extension with associated roof works – Approved – Dec 2021		
Z/11304/006/00 – Single storey side extension – Approved Sept 2002		
Z/11304/004/00 – Rear extension to kitchen – Approved Jan 1984		
Z/11304/001/00 – Extension to garage – Approved Dec 1976		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation received from neighbouring property. whilst having no objections to the proposed change, concern still remains with regards to the proposed projecting rear first floor addition.		
Chandler's Ford Parish Council:	No comment received.		
Trees:	No objection subject to condition requiring recommendations of the submitted arboricultural report to be followed in full.		
Ecology:	Due to the extensive works to the roof that would be required for this proposal, and the records of bats nearby, a preliminary bat roost assessment is required for this application. The ecologist should also recommend appropriate biodiversity enhancements.		

Site Visit:	Yes ☐	No ☒
The application site is well known to the case officer who visited the site and neighbouring properties as part of the last application. That proposed is also very similar to that previously approved. Site photographs from the previous application are attached to the 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 Appraisals.

Assessment:

This latest application is identical in form and scale to that approved in December last year, the only difference being an increase in the width (when viewed from the front or rear) of the proposed side dormer and its roof from 1.6 metres to 2.0 metres. This dormer also only includes one obscure glazed side facing window rather than the existing consented scheme which has two. All other elements of the proposals remain unaltered.

The development is considered acceptable and complies with saved Policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge where the principle of development is acceptable. The development is also essentially the same as that approved in December last year, establishing the acceptability of the proposal.
- The design of the proposed side and rear additions are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The development accords with guidance set out in the 'Quality Places' SPD in terms of the amenity of the neighbouring properties. Whilst there will be an impact in terms of some loss of light and marginal outlook but not to any unacceptable extent. A condition requiring the first floor side window to be obscure glazed is recommended to preserve privacy.
- The design and layout respect the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention with protection measures as requested by the Borough's Tree Officer.
- A preliminary bat survey was undertaken as part of the last application which showed very limited potential for bat roosts within the dwelling. Given this application was approved only a few months ago, it is not felt that a follow up survey is required.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐

Subject to the same conditions as the previous approval:

- Approved drawings;
- Commencement within three years;
- Materials to match;
- Obscure glazed side window; and
- Tree protection measures.