

DELEGATED OFFICER REPORT

Application Ref: H/22/93163

Site Address: 1 THE MAPLES, CHANDLER'S FORD, EASTLEIGH, SO53 1DZ

Case Officer: Claire Campbell-Best

Description: Demolish existing conservatory, single storey rear extension and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Tree Preservation Order(s) Chandlers Ford and Hiltingbury Character area Appraisal		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/05484/015/015	Erection of 22no. dwellings with garages and access road following demolition of existing buildings	December 1991

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. Comment from 94 Park Road (Summarised): - Limited off-road parking - Concerns of contractor parking on public highway during construction work		
Chandlers Ford Parish Council:	No Comments Received		
Trees:	<u>Arboricultural Documents</u> None. <u>Comments</u> There are no significant trees within the area of the proposed development. Therefore, we raise no arboricultural objection.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 19/07/2022		

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:
The application site is located to the Northern side of The Maples on the corner with Park Road. The Maples is a cul-de-sac and the surrounding area is residential. No.1 The Maples is a detached two-storey dwelling which is surrounded by a garden and a hardstanding driveway. The property has a projecting garage located to the side (west) and a garden to the rear (east) enclosed with a fence.

The application proposes a flat roof (with roof lantern), single storey rear extension measuring 3m by 6.3m and 2.95m in height. The rear extension as well as the separating wall being removed would allow for the kitchen and dining room to be extended to provide a large open plan kitchen dinner with bi-fold doors facing the garden. An existing door to the side will be infilled to allow for internal reconfigurations. The extension will be finished with matching brickwork and PVC-U/aluminium windows on the bi-fold doors.

The development is considered acceptable and complies with policies DM, DM2, DM11 and DM 14 in that:

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.
- The design of the rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The extension is a modest addition. It extends approximately 10cm further into the garden than the existing conservatory, which is to be demolished, as well as being extended approximately 3.1m towards the neighbouring property to the north. The flat roof would be approximately 0.25m lower than the ridge line of the existing conservatory. Although the extension would be closer to the neighbouring property, they have a conservatory projecting into their garden to a similar depth.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- There would be no windows on the side elevation which reduces overlooking to the neighbouring property.
- 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.
- In response to the neighbour's concern for parking, it is noted that Park Road is a public highway that has ample unrestricted parking.
- 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.
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐