

DELEGATED OFFICER REPORT

Application Ref: H/22/93049

Site Address: 18 WESTWOOD GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FN

Case Officer: Dorothy Hei-Tung-Hoh

Description: To enlarge the existing ground floor extension.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/05/53431 - Two storey side extension, single storey rear extension and elevational alterations - Permit - 20/04/2005 • Q/22/92698 - Pre-application enquiry: enlargement to existing single-storey, flat-roofed front extension. - See Written Report - 21/04/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	Although there are hanging tiles on the side of the building where the works are proposed, the extension would not directly affect these tiles or cause them to be removed.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 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 a detached dwelling with a ground floor extension to the Northeast side, within a residential estate development. The dwelling itself is finished in light brown facing brick, green infill tile hanging, brown roof tiles and white frames. It is in a row of 5 properties that face Southeast and are of a distinctive and uniform design, scale, and form. The application proposes to enlarge the existing single storey ground floor extension to accommodate a new entrance hall and a bathroom, the entrance would then be relocated from the Southeast to the Northwest. It should be noted that a pre-application

advice was issued on 21/04/2022, which was based on desk-top assessment only and on a without prejudice basis. In assessing the formal application, all elements have been fully assessed on site, including its relationship with neighbouring properties and the impact on the character of the area.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- From the submitted drawings, it is understood that the proposed scheme in this application is substantially similar to the pre-application (Q/22/92698), which the ground floor extension would be enlarged in both height and size and the roof form would be remain unchanged. The ground floor extension would also feature one rooflight above the new entrance hall.
- The additional massing resulting from the enlarged scale of the building would be considered acceptable as the built form has already been established by the existing ground floor extension. It would therefore not consider resulting in an adverse impact upon the overall design of the host dwelling. In addition to this, the ground floor extension would not extend up to the back edge of the pavement, which is sufficient to avoid the erosion of the street's spaciousness and character.
- In terms of the wider street scene, sitting at the top of the T-junction, the proposed extension would be highly visible from the street scene. However, taking account of the use of matching materials, combined with its modest size, the ground floor extension would result in a very subservient and inconspicuous structure within the locality.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Taking account of the siting of the proposed extension in the context of its relationship to surrounding neighbouring properties, it is unlikely to result in creating unacceptable harm to the amenities currently enjoyed by the occupiers of nearby properties. In addition, there is little potential for any significant overshadowing and significant harmful loss of light or outlook.
- It was confirmed by the applicant that the glass for the window in the new ground floor bathroom would be obscure glazed in order to protect privacy and the amenity of neighbouring dwellings.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The Council's Ecologist has been consulted as part of this application. It is noted that although there are hanging tiles on the side of the building where the works are proposed, the extension would not directly affect these tiles or cause them to be removed. As a precaution, in case bats are roosting under these tiles, demolition and construction must only be done outside of the active bat season, avoiding the months of May through September.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposal does not incorporate any additional bedrooms so it would not impact on the existing car parking arrangements.

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, 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.

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:

- Subject to Conditions
- On balance, it is considered that the proposal is in keeping with the appearance of the host dwelling and the character of the local area and would not have any significant harmful impact upon residential amenity and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments