

DELEGATED OFFICER REPORT

Application Ref: H/22/93300

Site Address: 120 CHILTERN CRESCENT, FAIR OAK, EASTLEIGH, SO50 7GJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion with velux windows, single storey rear extension, first floor side and rear extension, and alteration to fenestration

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	122 CHILTERN CRESCENT - Support - No objections		
Parish Council:	No Objection		
Ecologist:	No Ecological Objections		

Site Visit:	Yes ☒	No ☐
Details: 20 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 contains a 4 bedroom, detached, two storey dwelling located on a corner plot. There is a driveway which leads to the garage (it is linked to 122 Chiltern Crescent's garage), and a side gate leads to the rear garden. The rear garden is mainly laid to lawn with small patio area, which slopes down gently from front to rear. The surrounding area is residential in nature and within a new build estate in Fair Oak. The application seeks approval to add a first-floor extension above a single-story rear element (part of the original dwellinghouse), single storey rear extension and convert the loft into second floor accommodation.
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.
- Due to the topography of the road, the surrounding properties share a consistent roof line and are very similar in terms of style and design. These shared features create a strong degree of uniformity between these dwellings, which contributes very positively to this particular section of the street scene. The loft conversion in isolation would not raise the roof height and as such would not harm the appearance of the host dwelling itself. It would be a proportionate addition to the existing property, ensuring that the new second floor would sit within the pitch of the roof.
- The proposed first floor extension would be infilled the space behind the existing upper floor en-suite up to the rear elevation of the property and as such would not be visible from the street scene along Savernake Way. It is also considered that the proposed first floor extension would reflect the design and character of the host dwelling and as such would not result in an incongruous addition. It would integrate satisfactorily with the character of the host dwelling and wider surrounding area.
- The proposed single storey rear extension would be relatively long and positioned along the garage, creating a L-shaped footprint of the site. It would be appropriate in terms of scale and design, and to be finished with materials to match the existing.

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.
- The impact of the proposed rear extension is not considered significantly harmful. Whilst the development is relatively large in its depth, it is of single storey nature and the resultant scale and massing would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook and is deemed acceptable and accords with guidance set out in the Quality Places SPD.
- The proposed first floor extension would present a change in the space and relationship between 120 and 122 Chiltern Crescent. However, the first-floor extension is considered to be sufficiently distanced from the 122 Chiltern Crescent to mitigate any overbearing effect. The development also contains no proposed side windows to avoid unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular loss of light or privacy, and overlooking. It should be noted that 122 Chiltern Crescent supports the proposal and raised no objections.

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.

- There is at least one record in very close proximity and several more nearby. Therefore, the Council's Ecologist has been consulted as part of this application.
- The property is quite newly built, and within a new development so it is not likely to have potential bat roost features. However, biodiversity enhancements are required, including a built-in bat brick, swift brick or sparrow terrace built into the gable end of the rear elevation of the proposed extension.
- The site looks very constrained, so if there are any soakaways proposed on site, they need to be 5 m from any building or structure. The agent has sent an email agreeing the above. This can be conditioned.
- A surface water drainage plan would be required for the new side extension. This can also be conditioned to prevent on-site and off-site surface water flooding.

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 proposed development does not apply for or propose any additional off-street parking. The existing property has space for off street parking for 3 vehicles. 1 vehicle located within the garage and 2 on the existing driveway.

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
- The proposal would not change the appearance of the host dwelling and would not have any significant harmful impact upon residential amenity and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments