

DELEGATED OFFICER REPORT

Application Ref: H/22/93405

Site Address: 31A PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Partial garage conversion to a utility room, single storey rear and side extension and replacement of existing utility room with en-suite

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

Planning History?	Yes ☒	No ☐
• H/22/92669 - Single-Storey Front Extension - Withdrawn By Applicant - 24/05/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two supporting letters were received to the application.		
Parish Council:	No Comment received.		
Tree Consultant:	No Arboricultural Objection.		
Ecologist:	No Ecological Objection		

Site Visit:	Yes ☒	No ☐
Details: 29 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 2-bedroom detached bungalow, set back from the road with front garden amenity space and driveway leading to an attached garage. To the rear of the property is a fair-sized garden which mainly laid to lawn with a small patio area. The surrounding area is residential in nature and characterised by a mix of two-storey semi-detached properties and chalet style bungalows. This application is an amended version of a previously withdrawn application (H/22/92669) which was deemed to result in a large and cumbersome addition to the front, and as such it would be highly prominent and visible from public vantage points along Pine Road. In response to the original application, which was subsequently withdrawn, this revised application provides some significant design changes, seeking approval to erect a single storey extension to the side and rear as well as convert part of the garage into a utility room.

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.
- Building an extension to the rear and side would wrap in an L-shape around the existing home, adding both width and depth to the house. Both proposed extensions are considered as a fairly modest addition to the property and would not stand out within the street scene as they would be hidden to the rear of the house. Overall, the proposal is not considered to have an unacceptable impact on the appearance of the house or the residential character of Pine Road.
- The proposed single storey side and rear extensions would infill the space behind the existing garage and as such in line with the rear of the property. In this instance, the property would largely retain its forecourt area and rear amenity space, such that there would be no unacceptable overdevelopment of the plot.
- The proposed change to the existing garage is to convert the rear portion to a utility room. There are no proposals to alter the existing garage door and the roof form, therefore the property would remain as a single level dwelling and the street scene would remain similar as that the original dwelling displays.

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 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 through overbearing impact, overshadowing, overlooking and or a loss of privacy. Much of the proposed side and rear extension would be screened by the hedge plants and the existing boundary fence. Although the planting is likely to be lost, there would still be a boundary fence that obscures the extension from the neighbouring property. It should be noted that there are two adjoining neighbours support the proposal.
- All the proposed rooflights and lantern style skylights would be above head height mitigating any overlooking across the neighbouring properties.

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.

- Biodiversity enhancement is required. The addition of a bat box, bird nest box or planting flowering plants for pollinators may be appropriate for this property.

Trees and landscaping

- Despite there being an active TPO on the site, there are now no significant trees within close proximity to the application property. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposals.

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 involves adding an additional bedroom, creating a 3-bedroom property, maintaining the parking requirement for a 1–3-bedroom property at 2 off-highway parking spaces, as set out in the Residential Parking Standards SPD.
- According to the submitted site plan, the front driveway has space for off street parking for 2 vehicles.

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.
- In terms of the character of the proposal, the size and single storey nature of the extensions it is such that it would not dominate the appearance of the dwelling as a whole and would not result in the house appearing oversized in relation to the plot. The proposal is considered to be in keeping with the site and surrounds and would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments