

DELEGATED OFFICER REPORT

Application Ref: H/22/93415

Site Address: 57 SCANTABOUT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 2PG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extension and single storey rear extension and outbuilding

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:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.		

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 Appraisal - Chandler's Ford and Hiltingbury Character Areas (Scantabout and Peverells Wood)

Assessment:
The application site contains a two-storey detached dwelling with a pronounced bay windows at ground floor. The site frontage is fairly open with only low-level brick wall marking the side and part of the front boundaries. There is a garage to the side and a medium sized garden to the rear. The surrounding area is predominantly residential characterised by detached dwellings (although there are also some semi-detached and some terraced dwellings as well). There are two distinct styles: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs. The application seeks approval to erect a two-storey side extension, single storey rear extension and an outbuilding. <u>Principle</u> • 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.
- The site is part of the character area of Chandler's Ford and Hiltingbury (Scantabout and Peverells Wood) which provides the following guidance on developments and that they should ensure that:
 - i) the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties
 - ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.

The proposal is considered to meet the requirements of the above guidance, as the proposed rear extension would not extend beyond the rear wall of the existing guest room and the proposed side extension would be stepped back from the flank wall of 55 Scantabout Avenue. As such, the proposal would not be unduly overbearing, and sufficient garden space would then be retained.

- The proposed two-storey side extension would be visible in the street scene, but it would be set back from the principal elevation, with a recessed roof ridge height to display a level of subservience as recommended in the "Quality Places" SPD. Moreover, it is noted that the proposal is to demolish the existing garage to facilitate the erection of a two-storey side extension, and the new side element would retain a suitable gap between the host dwelling and the neighbouring property (55 Scantabout Avenue). As such, it is considered that the proposed extension would not extend the entire width of the plot, appearing as a subordinate addition.
- The application also proposes a single storey extension to the rear. The proposed rear extension in terms of its size and design would not be disproportionate to the adjacent property or the host plot. Given that it would be located to the rear, it would not cause adverse harm to the character and appearance of the area.
- The proposed outbuilding would sit well in the rear garden and is acceptable in design, with its flat roof nature and form serving to limit its visibility from their surroundings.

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 proposed two storey side extension would sit alongside the flank of 55 Scantabout Avenue. Therefore, there would be no overbearing impact or oppressive effect to 55 Scantabout Avenue. The development would not reduce the level of light into the habitable windows of the neighbouring property.
- One upper side window is proposed to the side extension. However, it will service a WC. In light of this, this side window can be expected to be obscure glazed to protect the privacy of the occupants and as a result no adverse impact in terms of

overlooking or loss of privacy.

- The proposed outbuilding would be screened by the existing boundary treatment. Further, owed to its modest dimensions, the proposed outbuilding is not considered to have an adverse impact the amenities of the neighbouring property at 55 Scantabout Avenue.
- The neighbouring property at 59 Scantabout Avenue has an existing garage to separate itself from the proposed rear extension. Consequently, the effect of the proposed rear extension on the amenity and privacy of the residents at 59 Scantabout Avenue is considered of minimal impact and acceptable.

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 confirmed that there are bat records in the area, but none are very close to the site. The only concern is about the junction of the flashing on the connecting passageway where it meets the garage roof.
- It is required to add the standard bat informative and request biodiversity enhancements.

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 dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements.
- The loss of this garage space would result in the property only having 1 available and useable car parking space (the current drive). It is noted from the submitted site plan that the applicant will turn the front garden into private parking space. Planning permission is not required if the new driveway uses permeable or porous surfacing which allows water to drain through it.
- It is noted from the site visit that Scantabout Avenue is a quiet street where has spaces for off street parking.

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.
- To conclude, it is considered that the proposal is in keeping with the appearance of the original dwelling and the character of the local area and would not have a harmful impact upon residential amenity. This scheme accords with the requirements of the above policies and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments