

DELEGATED OFFICER REPORT

Application Ref: H/22/93463

Site Address: 38 OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side extensions in addition to rear dormer and porch to the front

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

Planning History?	Yes ☒	No ☐
• F/09/65238 - Single storey side extension - Permit - 06/08/2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	Biodiversity enhancement is required		

Site Visit:	Yes ☒	No ☐
Details: 25 th August 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 1920/30s two storey semi-detached ex-council house on a good-sized corner plot at the junction with Peveralls Wood. The existing front boundary treatment is a low 0.5-metre-high wall with a 1.2-metre-high close board fence behind. The remainder of the side boundary is marked by a 1.8-metre-high close board fence. The property benefits from a front garden, side garden and a rear conservatory. There is a rear alleyway behind the rear garden which serve all the houses along this side of Oakmount Road. The surrounding area is predominantly residential in nature and made up of terrace and semis identical to the application dwelling, as well as later 1960s/70s properties. The application seeks approval to construct a two-storey side extension, a rear dormer, and a porch to the front.

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.
- The proposed two-storey side extension is considered as an enlargement to the existing single storey side extension. It would be modest in scale and would follow the catslide roof form of the main dwelling and its attached neighbours. Further, its height would be lower than the main roof which is sufficient to reduce the overall massing and form to an acceptable scale. As such, the proposed development would remain subservient to the main dwelling.
- The property and the neighbouring semi-detached dwelling (36 Oakmount Road) have some symmetry between them, but the pattern of development is not so strong that it could not accommodate a side extension as proposed. In addition to this, the application site has already been extended to the side, therefore the additional side extension would not harmfully affect the current levels of symmetry between the semidetached pair; the proposed side extension is not likely to result in an unacceptable effect on the scale and character of the street scene.
- It is considered that the front porch would result in a proportionate addition which would respect the scale and mass of the host dwelling. This development raises no concern and should not appear out of place.
- The proposed rear dormer would be very modest in size, its design and size would mirror that which exists in the original house. As a result, it would maintain a level of symmetry and would not appear overly bulky or dominant.

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.
- Given that no additional side facing windows are proposed, the two-storey side extension would accord 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 overlooking and or a loss of privacy.
- The position of the additional rear dormer would be at a similar level to the existing first floor rear dormer so the proposed dormer would not create overlooking that would differ much from existing.

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 biodiversity enhancement is required. A bat brick or a swift brick built into the new extension might be appropriate. Built in roosts do not require maintenance and cannot fall off.

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 will 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.

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:

- Subject to Conditions
- To conclude, after assessing the application, the recommendation is to permit. The proposed developments are modest in size and would not create a detrimental impact to its locality. It would also cause no loss of outlook or loss of privacy to any neighbours.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		