

DELEGATED OFFICER REPORT

Application Ref: H/22/93533

Site Address: 22 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed single storey extension to the rear and front of the property to include the replacement of the flat roof at the front of the property with a pitch roof over the existing and proposed single storey extension.

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		
Tree Consultant:	No Arboricultural Objection		
Ecologist:	Biodiversity enhancements are 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 property is a 4 bedroom, two-storey, detached dwellinghouse with an attached flat roof garage to the front. The frontage is marked by a 0.6m – 0.75m high boundary wall with planting behind. Setting in a long plot, the property benefits from a driveway and a fairly long rear garden. The existing utility room protrudes from the main rear wall. The immediate surrounding area is residential in nature, predominately made up of detached dwelling of varying style. The application involves the conversion of existing garage, and the erection of two single storey front extensions and a single storey rear extension. The roof form of the existing garage will change from flat roof to pitch roof and would extend across to the proposed lobby.

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 space between the existing garage and the flank would be infilled by the proposed front extensions, but it would not extend further than the existing front wall. It is considered that the front extensions would result in a proportionate addition which would respect the scale and mass of the host dwelling.
- The proposed front extensions (including the existing garage) would feature a pitch roof, giving a more uniform appearance to the property. Using the matching materials would also help the extensions integrate satisfactorily with the character of the host dwelling and wider surrounding area.
- The proposal also consists of converting the garage to a study/bedroom and inserting a window to replace the garage door. Whilst the proposed works would be to the front elevation, the visual impact would be further reduced by the long driveway to the front of the property.
- It is proposed to demolish the existing single storey rear element and erect a single storey extension that would be full width. The proposed rear extension is to accommodate an open plan kitchen and dining area at ground floor level. Due to its rear location, the development would not be detrimental or adversely affect the appearance of the street scene of Valley Road; it would not be in obvious view from the public realm.
- Setting in a long plot, the proposed single storey rear extension is not considered to result in an overdevelopment of the site and would retain sufficient private external amenity space.

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.
- As the proposed rear extension is single storey and due to the relative position, it would have no significant impact on daylight or sunlight levels to the neighbouring properties. Also, no additional side facing windows are proposed in the rear extension and as such the proposal would not have any undue adverse impacts upon the neighbours in terms of privacy or overlooking.
- The neighbouring property most impacted by the proposed front extensions is 20 Valley Road. Whilst the proposed extension would feature side facing windows, it is considered that given the modest extent of the proposal and levels of overlooking is acceptable that it would not be significantly harmful to the living

environment or residential amenity of the occupiers of no.20. It should be noted that no objections have been received from any neighbours.

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.
- This property has been flagged up as being within 50 m of a bat roost. Therefore, the Council's Ecologist has been consulted as part of this application. It is confirmed that there are no potential bat roost features within the property other than the fascia around the top of the garden and front porch.
- Biodiversity enhancements are required. A swift nest box or a bat box would be appropriate on the side elevations of the house under the eaves.

Trees and landscaping

- There is a significant tree on neighbouring property to the rear of the application site. However, this tree is suitably distant from the proposed development area not to warrant formal protection. Therefore, the Council's tree consultant raised no arboricultural objection to the proposal.

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.
- Although 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. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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 would not have any significant harmful impact upon residential amenity and the character of the local area, it is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments