

DELEGATED OFFICER REPORT

Application Ref: H/22/93543

Site Address: 25 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: One and half storey side extension, including dormer windows and oak frame car port.

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

Planning History?	Yes ☒	No ☐
• F/09/65626 - Two-storey side extension, single storey side and rear extension and construction of detached garage following removal of existing garage - Permit - 29/09/2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	30 Randall Road – No Objection		
Parish Council:	No Comments received		
Tree Consultant:	No Arboricultural Objection		

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 (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury Road West)

Assessment:
The application site contains a 1960s two storey detached house in a corner plot, which benefits from a large front and side garden, a small rear garden, and an attached garage to the side. To the front boundary is a 2.0 metre laurel hedge and 1.8m fencing to the remaining boundaries with neighbouring properties. The main characteristic of this area is the relatively large plot sizes, which average about 0.08 hectares. A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. Many of the streets have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character. The application seeks approval for a two-storey side extension with dormer windows for providing additional first

floor accommodation. The proposal also includes a detached oak frame car port, and it would be located at the side garden. It is noted from the planning history that the application site has been granted approval for various extensions and additions in 2009, but they are unimplemented.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) 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.
 - ii) no healthy mature trees would be felled or likely to be damaged.
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
 - iv) the existing building line along street frontages is respected.

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 proposal is considered to meet the requirements of the above guidance as the proposed additions to the dwelling would not result in an excessively large house for the area or application site. Setting on one of the largest plots within Randall Road, the site does have sufficient space to accommodate various additions without significantly diminishing the sense of space around it.
- The proposed side extension would replace the existing attached garage and be set down from the main roof to display a level of subservience. The dormers would provide an interesting feature to the side extension, which are considered to be appropriate for the dwelling and to have no adverse impact on its appearance or design. Whilst they would be visible, they are not considered to result in any adverse impact to the street scene.
- The proposed oak frame car port would be finished in oak frame over a red brick plinth wall and feature a plain tile roof. The material used are appropriate to and in sympathy with the existing buildings, which can help the car port to blend into the wider surroundings. Furthermore, it is proposed to be sited in the most inconspicuous part of the site, therefore it would be well screened by the existing front boundary hedge. It is also noted that the proposed car port would not be too far forward of the building line and therefore would sit comfortably in the proposed position.

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 existing boundary treatment and natural screening within the application site would be sufficient to prevent any potential overlooking of neighbouring properties. Moreover, it is considered that the proposed two storey side extension would only look out onto areas already open to public view as there are no proposed side facing window to overlook 23 Randall Road. No neighbours had raised any objection to the proposal.
- The proposed car port would be single storey and therefore have no adverse impact in terms of overlooking. Again, the existing boundary treatment can provide sufficient screening and privacy.
- In terms of overshadowing and loss of outlook, there are not considered to be any issues due to the orientation of the application property and its relationship and proximity to its immediate neighbours.

Trees and landscaping

- Whilst there is a significant cedar in neighbouring property, it is suitably distant from the proposed development area to warrant formal protection. There are no significant within the application site itself. Therefore, the Council's Tree Consultant raise 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.
- The proposal will add a bedroom and will result in the property being categorised as having 4+ bedrooms which requires 3 off-highway spaces. It is considered that even with the loss of the garage, the existing front garden and proposed car port are large enough to accommodate 3 cars.

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, after assessing the application, the recommendation is to permit. The proposal will not create a detriment to neighbouring properties and the local area. The side extension and car port are considered the subservient additions to the main house.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments