

DELEGATED OFFICER REPORT

Application Ref: H/22/93558

Site Address: 114 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DL

Case Officer: Claire Campbell-Best

Description: Alterations to front fenestrations.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Airport Safeguarding Zones MOD Safeguarding Zones HRA Screening Criteria – SAC, SPA. Ramsar Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No Comments Received		
Ecology:	No Objection		
Southern Water Services:	No Objection		
Natural England:	No Comments Received		

Site Visit:	Yes ☐	No ☒
Details: Sufficient recent Google Street View images (2020), plans and planning statement submitted were adequate to assess the application		

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:
<u>Site and Proposal</u> The application site contains a detached Victorian two storey dwelling which is located on the north-western side of Bournemouth Road (B3043). The dwelling itself is finished in white render to all elevations, with a pitched roof and bow windows to the front elevation at ground floor level that are either side of the front door. The property is set back from the highway by a driveway and a low-level boundary wall with mature trees and hedging. There is a garage/outbuilding set back to the north-west in a good sized rear garden. The site lies along a section of Bournemouth Road that is predominately residential in nature with dwellings differing in architectural design and age. To the east of the site there is an

industrial/warehouse unit and Scout Hall, further south there are some small-scale commercial units and to the north-east lies a public house.

This application seeks approval for the replacement of the two front ground floor bow windows with squared bay windows with flat roofs. The proposal windows would project 0.60m from the principal elevation which is the same depth as the existing bow windows. The bay element would have a smaller width (approx. 2m) than the existing bow element and as a result the proposed windows would be slightly reduced in size. The proposed bay windows would be finished in white uPVC Georgian style casement windows and the walls of the bay windows would match the walls of the host dwelling in style and colour.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Chandler's Ford where the principle of development is acceptable.
- The design of the bay windows are suited to the host dwelling in terms of its form, scale and appearance. The Planning Statement submitted with this application details the history of the dwelling whereby a similar style of Georgian bay windows once existed on the principal elevation and were replaced with bow windows in the 1970s. The resulting proposed design would reinstate an original design feature and would replace the tired and decaying windows that are currently in situ, revitalising the host dwelling and improving the overall appearance and character of the host dwelling.
- The visual impact of the proposed bay windows within the street scene would be minimal due to the usage of matching materials with that of the host dwelling and mature hedging and trees partially screening the right bay window.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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 in terms of loss of privacy, light or outlook.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐