

DELEGATED OFFICER REPORT

Application Ref: H/22/93568

Site Address: 7 COACH HILL CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1UA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single and two storey rear extension, addition of front porch and alterations to fenestration.

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

Planning History?	Yes ☒	No ☐
• LDC/22/93569 - Lawful Development Certificate for the erection of a rear dormer extension. - CLOPUD - Certificate Issued - 23/08/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
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 site contains a two-storey linked detached dwelling located on a cul-de-sac. To the rear, there is a garden amenity space with a patio area and steps up to a raised lawned area. The surrounding area is residential in nature and forms part of an estate development to the west of Sutherlands Way, comprising of two-storey dwelling with porch canopies, attached garages and side driveways. The application seeks approval for a single rear extension and a two-storey rear extension. The proposal also proposes to relocate the existing front door and porch canopy to the side. <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 proposed rear extension comprises a mixture of single and two-storey elements. Whilst they would result in a fairly large extension, both extensions would sit below the main ridge of the dwelling and be finished in matching materials. Therefore, it is considered that the proposed developments would reflect elements of the host dwelling and display a level of subservience as recommended in the “Quality Places” SPD. Moreover, the rear extensions would not be visible from the front elevation and as such would have little impact on the residential character and appearance of the locality. The street scene would remain similar as that the original dwelling displays.
- The new porch canopy would have a very similar appearance to the existing one. It would be a modest addition and only have a minor change to the street scene.

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.
- Whilst the single storey extension would extend the full width of the dwelling, the linked garages are setting in between the application property and 9 Coach Hill Close. As such, the proposed rear extensions would have an acceptable relationship with the adjoining property, which can mitigate any potential harm caused by the proposed extensions with regards to loss of light and privacy.
- In addition to this, no upper side facing window are proposed and first floor views onto the rear gardens of the neighbouring properties are towards the rear of the plots. Due to the design of the first-floor rear facing window, the potential for overlooking would be minimal; it would be unreasonable to refuse this application based on overlooking and loss of privacy. It should be noted that no objections have been received during consultation period.
- The application property is situated slightly forward to its neighbouring property (5 Coach Hill Close) and subsequently the proposal would not result in material harm to the levels of light currently enjoyed by the occupants of this neighbouring dwelling.

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.

- There are records of bats very close to this property. Therefore, the Council's Ecologist has been consulted as part of this application.
- It is confirmed by the Council's Ecologist that no potential bat roost features on this building so no further bat survey is required. It is recommended to install a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

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.

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 any significant harmful impact upon residential amenity and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments