

## DELEGATED OFFICER REPORT

**Application Ref:** H/22/93617

**Site Address:** 62 WESTFIELD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3GW

**Case Officer:** Claire Campbell-Best

**Description:** Two storey rear and part rear single storey extension. Alterations to fenestrations

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| <b>Particular Site Constraints</b>                                                                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within Urban Edge<br>Within Built-Up Established Area<br>SSSI Impact Risk Zones HRA Screening Criteria – River, SAC, SPA and Ramsar<br>EBC Owned Land |                                                |                                    |

|                              |                                     |                                               |
|------------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History</b>      | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
| No relevant planning history |                                     |                                               |

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| <b>Publicity:</b>              | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:               | <u>1no. objection from 13 Devon Drive (summarised):</u> <ul style="list-style-type: none"><li>No two storey rear extensions on other dwellings within this section of Westfield Road</li><li>First floor windows to extension would overlook into garden and dining room</li><li>Out of keeping with the surrounding area</li></ul> |                                             |                                           |
| Chandlers Ford Parish Council: | No comments received                                                                                                                                                                                                                                                                                                                |                                             |                                           |
| Ecology:                       | No objection – informative advised                                                                                                                                                                                                                                                                                                  |                                             |                                           |
| Asset Management:              | No comments received                                                                                                                                                                                                                                                                                                                |                                             |                                           |
| Natural England:               | No comments received                                                                                                                                                                                                                                                                                                                |                                             |                                           |

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|--------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 11/10/2022 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework<br/>Planning Practice Guidance</b>                                                                                                                                |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                    |
| <u>Site and Proposal</u><br><br>The application site comprises a two storey end of terrace dwelling set back from the highway and within a long linear plot, gradually sloping upwards towards the rear garden. The site has an open frontage with a driveway and side access to the rear garden. The rear garden is enclosed with close board panel fencing. The surrounding area is |

predominately residential featuring two storey semi-detached and short blocks of terraced dwellings

This application seeks approval for a two storey rear extension which would measure approx. 6.4m in height, 3.6m in depth and 5.4m in width. This would be followed by a part single storey rear extension which would measure (approx.) 2.8m in height, 4.5m in depth and 7.8m in width. The first floor element would comprise of an additional third bedroom with 1no. window and the ground floor would comprise of an open plan dining/kitchen area and would be served by a set of bi-folding doors and 1no. rooflight. There would also be alterations to the side elevation of the host dwelling which would include 1no. high level window inserted at ground floor level and 1no. obscured window to the first floor (which would serve the existing bathroom). The proposals would be finished in materials to match the existing.

### Principle

The development is within the urban edge of Chandlers Ford where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

### Design and layout

- The design of the proposed two storey rear and part single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposals would be located to the rear elevation and would not be visible to the public realm, there would be limited impact upon the street scene.
- The roof to the proposed two storey extension is set down from the main ridge of the host dwelling and is hipped in at the rear, resulting in a subservient appearance.
- The proposed single storey element would have a flat roof and would be set away slightly from the neighbouring boundary. On the site visit, it was noted some of the neighbouring properties have similar single storey rear extensions and it is considered this element would fit in with the character of the locality
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

### Residential Amenity

- 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.
- The plans submitted for the proposed two storey extension show this element is set away from the adjoining neighbour, no. 64 Westfield Road and the agent has applied the 45 degree test to show the extension would be compliant with the 45 degree code in terms of light and outlook for this neighbour and on this basis there are no concerns with regards to any unacceptable loss of light, outlook, overbearing impact or overlooking.
- There is a separation distance of approx. 35m from the proposed development and the neighbouring properties to the rear of the application site (Devon Drive). This separation distance is more than reasonable and complies with the 22m separation distance guidance as set out in the 'Quality Places' SPD and as such, there are no concerns with regards to any overlooking or loss of privacy.
- The proposed single storey element has no side windows and would be screened by the boundary fence between the adjoining neighbours.
- The proposed windows to the side elevation of the host dwelling would directly face the side elevation of no. 60 Westfield Road where there is 1no. first floor and 1no. door and window to the ground floor. The proposed first floor window would serve a bathroom and be obscurely glazed, in order to further protect the neighbouring amenity, a condition will be applied to ensure the window has a top

hug opening only. The ground floor window is high-level and not at eye level and would also be screened by the fence between the shared boundary. Therefore, it is considered the proposed windows would not result in an unacceptable impact to this neighbouring property.

#### Highways Safety and Parking

- The proposal would result in an additional bedroom, resulting in a 3no. bedroom dwelling which requires 2no. off-street parking spaces. There is adequate space to the front driveway of the application site to accommodate the spaces required as set out in the Residential Parking Standards SPD.

#### Other Material Considerations

- 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 Environment 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** ☐