

DELEGATED OFFICER REPORT

Application Ref: H/22/93441

Site Address: 43 CHAMBERLAYNE ROAD, EASTLEIGH, SO50 5JN

Case Officer: Claire Campbell-Best

Description: Single storey side/rear extension (amended plans and description)

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. Objection from 45 Chamberlayne Road (Summarised):</u> - Proposed extension would adversely affect throughout the downstairs of the property - Reduction of natural light to living room, hallway and kitchen - The need for additional use of electric lighting would increase - The proposed side extension would result in a high brick wall along the living room and kitchen window which would be imposing - Would not have purchased property if development had been in place - Concerns about additional costs to adapt kitchen to make it liveable - Concerns about the re-sale value of the property Amended plan letters were sent to neighbouring properties notifying them of the amended design. No further comments were received. In response to the neighbour's comment regarding property prices, as property value is not a planning matter it will not be covered in the report. All other points will be covered in the assessment below.		
Eastleigh Town Council:	No comments received		
Southern Water Services:	It appears that the developer is intending to build close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
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Policy:

**National Planning Policy Framework
Planning Practice Guidance**

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Site and Proposal:

The application site contains an Edwardian/Victorian terraced two storey dwelling located on the eastern side of Chamberlayne Road situated in a long block of terraced housing, set back from the highway with open brick frontages. The dwellinghouse has a two storey rear projection and a garden to the rear which is accessed by a service road to the east. The surrounding area is an established residential area featuring terraced housing in a grid formation with similarly sized two storey rear projections with numerous dwellings in the area featuring further single storey extensions at the rear.

This application seeks approval for a single storey side/rear extension which would be located to the eastern elevation. Amended plans were received 06 October 2022 which show the proposed roof to the side/rear extension has been changed from a flat parapet roof to a mono-pitched roof to the side element and hipped in at the rear element. The change in roof design would result in a reduction in height (approx. 1.0m) to the eaves and overall height to the proposed extension.

The proposal would wrap around the rear of the host dwelling and would have an 'L' shaped footprint with a depth of approx. 8.35m and a width of 4.75m. The eaves height would be approx. 2.4m and the overall height would be 3.3m. The proposed extension would allow the existing kitchen to be enlarged and allow for the addition of a living area. The proposal would be served by 2no. rooflights to the side element and a set of patio doors and 1no. rooflight to the rear element and would be finished in materials to match the existing.

Principle

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 Eastleigh where the principle of development is acceptable.

Design

- The design of the extension, following the receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance. It would be sited to the rear of the host dwelling and would not be visible from the public realm.
- The change in the roof form from flat parapet to mono-pitched/hipped would reduce the bulk to the proposed extension and the overall visual impact.
- The design and layout respects the character and appearance of the locality. It was noted on the site visit that nearby neighbouring properties have single storey rear extensions and the proposal would be in-keeping within the wider surroundings.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

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 proposed extension lies to the north of the side and rear facing windows of 45 Chamberlayne Road and would therefore not result in a material loss of daylight or sunlight. The extension would be visible from the side and rear windows of 45 Chamberlayne Road, however, these windows are already impacted in terms of outlook by the two storey projection on the rear of 43 and it is not considered that the single storey extension which slopes away from the boundary would have a significant additional impact on the outlook from these windows. The high close board fencing between the shared neighbouring boundary would also screen the development.
- The proposed single storey rear element would project approx. 2.9m into the rear garden and would also be mostly screened by the high fencing between the shared boundary between 45 and 47 Chamberlayne Road. Additionally, the patio doors and 1no. rooflight that would be located to the proposed rear elevation of the extension and would directly face the rear garden. There would be no windows to the proposed side element and as such, there is no concern with regards to loss of privacy or any overlooking with regards to nearby neighbouring amenity.

Other Material Considerations

- Southern Water were consulted upon due to the proposal being sited close to a foul sewer and they have recommended a pre-commencement condition whereby no development should take place until measures as advised by Southern Water have been taken to protect public sewers. The Agent has agreed to this pre-commencement condition via email.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐