

DELEGATED OFFICER REPORT

Application Ref: H/22/93852

Site Address: 17 ALEXANDRA ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2BP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing attached garage. Two-storey side extension. New Porch.

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

Planning History?	Yes ☒	No ☒
• PN/21/89751 - Prior Notification: single storey rear extension. Depth 4.5 metres, eaves height 2.9 metres, parapet height 3.16 metres, maximum height (top of roof lantern) 3.4 metres. - Prior Approval Not Required - 04/03/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	If the hanging tiles are not removed, a preliminary bat roost assessment will not be required.		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 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 - Scantabout and Peverells Wood)

Assessment:
The application site contains a two-storey 3-bedroom detached dwelling. To the front, the property has a front amenity space including a driveway providing on-site parking leading to the attached garage. To the rear, there is a single storey extension and detached outbuilding. The surrounding area is residential in nature, predominately made up of detached dwellings (although there are also some semi-detached and some terraced dwellings as well). There are two distinct styles: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs. The application proposes to demolish the existing attached garage to facilitate the erection of a two-storey side extension. The

proposal also includes a front porch. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.

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 site is also part of the character area of Chandler's Ford and Hiltingbury (Scantabout and Peverells Wood) which provides the following guidance on developments and that they should ensure that:
 - I. the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties
 - II. 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.

The proposal is considered to meet the requirements of the above guidance, as the proposed developments would be finished in matching materials to harmonise with the host dwelling. Moreover, both proposed elements would be located to the front and side of the property, therefore the application site would retain a good-sized rear garden; the proposal would not result in overdevelopment of the plot.

- Whilst the proposed two-storey side extension would be clearly visible from Alexandra Road, it would be set back from the principal elevation and with a recessed roof height to display a level of subservience. In this instance, it would maintain the continuity in building line and enable the original building to maintain its dominance.
- After demolishing the attached garage, the proposed two-storey side extension would not extend up to the flank wall of 19 Alexandra Road, leaving spaces between two properties. As such, it could avoid the creation of a terracing effect.
- The application also proposes a single storey front porch. It is considered to be a fairly modest addition in keeping with the character of the property and would not be overly intrusive within 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.
- The proposed two-storey side extension would only face towards the blank flank elevation of the neighbouring dwelling, together with no side facing windows are proposed, this element is not considered to create significant harmful in terms of

loss of light, outlook, and privacy to the adjoining neighbour (19 Alexandra Road). It should be noted that no objections have been received during consultation period.

- All the proposed rooflights would be above the head height which help to mitigate any overlooking across the neighbouring properties

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 house and the proposal would involve both works to the roof and cladding to replace hanging tiles. Therefore, the Council's Ecologist has been consulted as part of this application.
- Following discussion with the agent, it was agreed to not replace the tile hanging and left it as original. In this instance, a preliminary bat roost assessment will not be required.
- Biodiversity enhancements are required. This should include a built-in bat brick and swift brick in the new extension.

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 property will become a 4+ bedroom property with the addition of a first-floor bedroom within the proposal, requiring 3 off-highway parking spaces. Whilst the demolition of the attached garage will result in the loss of one parking space, the submitted site plan has shown where the necessary parking spaces will be located. It is understood from the site plan that the front lawn will undergo work to obtain two more parking spaces in compliance with Eastleigh Borough Council Parking Standards, the quantum of parking provided on site is therefore acceptable.

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
- Whilst the proposed works would be visible from the street scene, the harm is minimal. In addition, the proposal would not have any significant harmful impact upon residential amenity and highway safety, it is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments