

DELEGATED OFFICER REPORT

Application Ref: H/22/93800

Site Address: 263 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raising of eaves and roof level of existing outbuilding (retrospective application)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Hiltingbury and Hocombe Park Special Policy Area		

Planning History?	Yes ☒	No ☐
• F/05/54323 - Single storey side extension, two storey side extension, attached double garage including utility and porch area following demolition of existing double garage - Permit - 22/07/2005 • F/06/57119 - Elevational alterations to approved planning permission F/05/54323 for Single storey side extension, two storey side extension, attached double garage including utility and porch area following demolition of existing double garage - Permit - 11/07/2006 • F/17/80213 - Single storey front, two storey side and single storey rear extensions - Permit - 18/07/2017 • H/17/82017 - Single and two storey front, side and rear extension. - Permit - 17/01/2018 • H/18/83823 - Part single and part two storey front, side and rear extension (amendment to planning approvals F/17/80213 and H/17/82017) - Permit - 08/10/2018 • DC/18/84626 - Discharge of conditions 4 (Trees and Arboricultural reports) and 5 (Tree protection measures) of permitted application H/18/83823. - Partial discharge - 28/01/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Tree Consultant:	No Arboricultural Objection		

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 (Hiltingbury and Hocombe Park Special Policy Area)

Assessment:

The application site comprises a large two-storey detached dwelling set on a spacious plot to north-western side of Winchester Road. Over the years, extensive developments have been taken place to provide additional accommodation. The surrounding area is residential in nature and well-wooded, consisting generally of large residential plots which are visually attractive. The application is retrospective and seeks to retain the existing outbuilding with additional height. According to the submitted information, there are no real changes to the design of the existing outbuilding, the existing walls of brick plinth with render over is to be retained with the increased wall height rendered to match the existing. The ground level around the outbuilding increases in height approximately 400mm to the east and the roof is approximately 2.5m from that ground level. 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.
- The site is also part of the Hiltingbury Special Policy Area. This area is afforded a degree of statutory protection from inappropriate development. In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:
 - i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
 - ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
 - iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
 - iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.
- Section 73A of the Town and Country Planning Act provides for retrospective planning applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorise development which has been carried out without complying with some planning condition to which it was subject. It is not an offence to carry out works without the required planning permission unless a Notice has been served on the unauthorised development because it is expedient to do so. When unauthorised development is carried out the Council can and has in this instance request that the persons submit a retrospective planning application to regularise the works.

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 outbuilding is tucked away in the far corner of the rear garden and so it has no impact on the residential character and appearance of the locality. The flat roof has also minimised its scale and visual impact.
- The additional height is a fairly modest addition to the outbuilding and does not stand out within the wider surrounding. It is also considered that the outbuilding does not look much different on the appearance after increasing the eaves and roof level.
- The application property has a relatively spacious rear garden and therefore the proposal is not considered to result in the overdevelopment of the plot.

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 overall height of the outbuilding is now higher than the boundary fence, there are mature hedgerow and trees behind the fence which can provide sufficient screening and privacy. Owing to its location, roof form and single storey nature, the proposal is considered acceptable in terms of its impact upon neighbouring amenities. It does not cause loss of privacy, overlooking or overshadowing.

Trees and landscaping

- Given the type of development, the Council's Tree Consultant raised no arboricultural objection to the proposed retention of the raised roof.

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 impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.

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
- After assessing the proposal, the recommendation is to permit. The additional height does not create an unacceptable prominence to the street scene and cause no impacts to any neighbours.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments