

DELEGATED OFFICER REPORT

Application Ref: H/22/93774

Site Address: 42 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HP

Case Officer: Claire Campbell-Best

Description: Single storey porch with part flat and part pitch roof and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area SSSI Impact Risk Zones Airport Safeguarding Zones MOD Safeguarding Zones HRA Screening Criteria – River, SAC, SPA, Ramsar Tree Preservation Order		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/14/74190	Single storey side and rear extension	Permit – 29/04/2014

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. comment from 44 Common Road (summarised):</u> - Queried the land change use - The area between the bungalows are designed to be clear for maintenance activities - There is no similar development in the area and it would set a precedence. - Privacy and light reduction concerns LPA Response: The proposed works are within the boundary and the proposal is residential in nature and no change of use proposed. Any associated restrictive covenants are not a planning matter. The other points made are covered in the assessment below.		
Chandlers Ford Parish Council:	No comments received		
Trees:	Despite a TPO appearing on the property, there are no significant trees in close proximity to any of the proposed work. Therefore, we raise no arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/10/2022		

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:

Site and Proposal:

The application site contains a detached bungalow situated on the southern side of Common Road. The property itself is set back from the road by a front garden which is part lawned and part gravel. A driveway leads up the western boundary to the dwelling and to the rear there is a private amenity garden area.

The surrounding area is residential in nature and comprises dwellings of mixed scales and design of housing. The site falls within a row of five similar hipped roofed bungalows.

This application seeks approval for a part flat and part pitched single storey porch which would be located on the western elevation and the insertion of 1no. window to the same elevation which would serve the kitchen.

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 Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the single storey porch and additional 1no.window is suited to the host dwelling in terms of its form, scale and appearance.
- The proposals are considered to be a modest and subservient addition to the host dwelling.
- The porch would be located to the side of the host dwelling and set well back from the principal elevation. It would adjoin the previously permitted side extension granted under planning permission F/14/74190. The flat roofed element would maintain the same roof line and height of the previous extension. The pitched gable end canopy roof to the porch, posts and brick piers would extend 1m further to the north and while it would be higher than the flat roof element (approx. 0.6m), given its set back and subservience to the host dwelling, the design is considered acceptable.
- It is acknowledged the property sits within a row of five similar bungalows, none of which have altered/extended porches, however as noted the porch is set back and would be mostly screened by the adjoining neighbours within the street scene. Additionally, upon the site visit it was noted the surrounding bungalows have pitched roof garages/sheds to their western boundaries and as such, it is considered that the proposed porch would not look out of odds and would be in-keeping with the surrounding area. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.
- 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 side window is intended to provide additional light to the kitchen. However, this window would be directly opposite a side bedroom window of No. 44 Common Road, in order to protect the privacy and any unnecessary overlooking a

condition will be applied to ensure the window is obscured glazed with no more than a top hung opening.

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 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.

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 ☐