

DELEGATED OFFICER REPORT

Application Ref: H/22/93609

Site Address: 4 ASHEN CLOSE, PINE ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 1LH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension

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

Planning History?	Yes ☒	No ☐
• F/08/63397 - First floor side extension - Refuse Planning Permission For - 12/09/2008 • F/08/64170 - First floor side extension - Permit - 14/01/2009 • LDC/22/92477 - Lawful Development Certificate for a proposed use: Single storey rear extension - CLOPUD - Certificate Not Issued - 29/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	The proposed single storey rear extension would not have potential for roosting bats		

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.

Assessment:
The application site contains a detached two storey dwelling located around a cul-de-sac. The five properties within Ashen Close are accessed from a shared driveway off Pine Road. The surrounding area is residential in nature and characterised by a mix of two-storey semi-detached properties and chalet style bungalows. The application seeks approval to erect a single storey rear extension. It was noted upon the site visit that the proposed development is in the process of being constructed. 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 application proposes to demolish the existing conservatory to facilitate the erection of a single storey rear extension. The extension is to enlarge the existing kitchen, dining room and office at ground floor. The proposed addition would feature a flat roof with a roof lantern. All the choice of materials is considered to be in keeping with those used on the existing host dwelling.
- Whilst the proposal would introduce a nearly full width rear extension across the property, the street scene would remain as same as the original dwelling displays due to its rear location. As such, the size and design of the proposed extension is considered to be sympathetic to the host property and the character of the locality.
- It is confirmed that the existing conservatory in the rear garden has been removed so the areas can be off set against the area being created. Demolishing the existing conservatory would also help to display a uniform building line from the rear and serve to improve the general appearance of the rear garden. The proposed extension would organise the application site into a more usable space.

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 proposed extension would be positioned close to the common boundaries, taking into consideration the single storey nature of the proposal, the overall impact upon the amenity of neighbouring residents is considered tolerable; the resultant scale and massing would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook and is deemed acceptable and accords with guidance set out in the 'Quality Places' SPD. It should be noted that no objection has been received from any neighbours during consultation period.
- In addition, the proposed rear extension would not contain any side facing windows, as such there will be no effect on neighbouring amenity in terms of overlooking.
- The addition of roof lantern would be above head height which could mitigate the possibility of 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 near this site, however the proposed single storey rear extension would replace a conservatory, which would not have potential for roosting bats. The building appears to be brick and of fairly modern construction.
- Biodiversity enhancement is required. A bat box or swift nest box installed on the outside of the house would be appropriate.

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 proposed rear extension does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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
- It is considered that the proposal would not dominate the appearance of the dwelling as a whole and would not result in the application property appearing oversized in relation to the plot. Also, the proposed addition is considered to be in keeping with the site and surrounds, it would not have a significantly harmful impact upon the amenity of neighbouring residents. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments