

DELEGATED OFFICER REPORT

Application Ref: H/22/93879

Site Address: 41 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HJ

Case Officer: Alexandra Stone

Description: Demolition of the conservatory to the rear. Ground floor front and side extension. Loft conversion to provide accommodation. External works to include vehicular access with dropped kerb.

Particular Site Constraints?	Yes ☐	No ☐
• Within urban edge • Within flood zone 2 & 3		

Planning History?	Yes ☒	No ☐
<u>Application site</u> • Z/03982/004 – Single storey front extension – Permitted (May 1993) • Z/03982/003 - ground floor rear and side extensions – Permitted (Jan 1982) • Z/03982/002 - erection of ground floor rear and side extensions and roof conversion to include a dormer window at side – Refused (October 1981). • Z/03982/001 - erection of garage at rear – Permitted (October 1981) <u>43 Common Road (next door)</u> • H/19/86165 - Raising of ridge and extension of roof to provide first floor accommodation – Permitted (Sep 2019)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 letter of objection (32 Common Road)</u> The first reason is regarding the proposed new access to 41 Common Road. The proposed vehicular access shows new access and a dropped kerb on Common Road, directly opposite mine and my neighbours property. This would cause issues with accessing our driveways. It would also encourage visitors to the property of 41 Common Road to park on Common Road outside their house which would mean we would lose safe/entire access to our driveways. There are several cars that already park along Common Road near to the property and I feel it would be unsafe when exiting due to lack of visibility along Common Road and Carne Close. This would be the same risk when exiting Carne Close and turning left. The proposed plans show a retained driveway off Carne Close, this would be a much safer access. This property sits on the corner of Common Road and Carne Close and to the left and rear of the property are all bungalows. The increase in size and height of the property would look out of place and feel very imposing. There are no high landscaping buffers like the development to the right of 41 Common Road to blend to property into the area. I have a bedroom and a lounge window on my northern elevation, directly opposite 41 Common Road. Due to the proximity of our houses and no obstructions, the proposed bedroom 1 window to 41 Common Road would result in serious overlooking and loss of privacy on my property.		

Highways Officer:	<u>No objection</u>, subject to access construction condition is noted that a new vehicle crossover is proposed, providing access to a frontal driveway off of Common Road which will be constructed in block paving and provide parking for at least three vehicles. This is acceptable, given that plans show the drop kerb to be 10.0m from the junction of Carne Close (site frontage plus adjacent footway), however the applicants should be made aware subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually implement the drop kerb.
Ecology Officer:	<u>No objection.</u> I have reviewed the photos and a preliminary ecological assessment is not required. The ecology consultation lists a number of advisory notes.
Tree Officer:	<u>No objection</u> Despite a TPO appearing on the neighbouring property, there are no significant trees in close proximity to any of the proposed work.
Southern Water:	Response provides general information.
Natural England:	No response provided
Parish Council:	No response provided

Site Visit:	Yes ☒	No ☐
Details:		

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 development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: Principle - The site is within the urban edge where the principle of development is acceptable. Character and Appearance - The design of the chalet bungalow is suited to the host dwelling in terms of its form, scale and appearance. The roofline, design and proportions of the development reflects the chalet bungalow permitted next door at 39 Common Road and so will blend in with other properties within the mixed residential area. - The proposed external materials include white render, off white timber cladding and grey rooftiles. Apart from the white render, the other materials are not common within the surrounding residential area and therefore a condition requiring materials to be approved by the LPA will be imposed.
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Access and Parking

- The proposal will create a new parking area on the property's frontage, which is larger than the existing parking area at the rear and is able to accommodate the require three car parking spaces.
- The parking area includes a new access off Common Road, with the dropped kerb being cited 10m away from the junction of Carne Close. This is acceptable from a highway safety perspective and no objection has been raised by the Highway Officer, subject to an access condition.

Residential Amenity

- The enlarged dwelling is positioned directly alongside the property at 39 Common Road, where it is not considered to unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The property's main windows are at the front and rear where adequate separation distances are provided to the neighbouring dwellings (over 22m between main windows).
- The development accords with guidance set out in the 'Quality Places' SPD.

Other Considerations

- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		