

DELEGATED OFFICER REPORT

Application Ref: H/22/93999

Site Address: 44 OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear and side extension

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

Planning History?	Yes ☒	No ☐
• PN/22/93859 - Prior Notification for the construction of a single storey rear extension (depth 3.62m, height to eaves 2.30m and maximum height 3.50m) following removal of existing extension - Prior Approval Refused - 28/09/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		

Site Visit:	Yes ☒	No ☐
Details: 3 rd November 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 an inter-war two-storey terraced dwelling with exaggerated catslide roof. The existing front boundary treatment is a low 0.5m high boundary wall, and the remaining side boundaries are marked by 1.2m to 1.8m close board fence. The property benefits from a front garden, side garden, rear garden, and a rear conservatory. The surrounding area is predominantly residential in nature and made up of terraced, semi-detached as well as later 1960s/70s properties. The application seeks approval to construct a wraparound single storey rear and side extension following the removal of an existing conservatory. 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 proposed L-shape extension would extend almost full width of the original house and be close to the common boundary with 46 Oakmount Road. However, it is still considered as modest in size and being proportionate in scale to the host dwelling.
- Being sited to the rear of the property, the proposed extensions would not be in obvious view from the public realm and therefore would not detrimental or adversely affect the appearance of the street scene of Oakmount Road. In terms of design, the extensions are considered to be in keeping with the existing dwellinghouse and would match the application property in terms of materials and fenestration.

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 extensions would be single storey with no proposed side facing windows to overlook so impact on neighbours is minimal. Overall, 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. No objections have been received during the consultation period.
- It was noted upon the site visit that a degree of overlooking already exists to 42 Oakmount Road due to the 1.2m high common boundary treatment. As such, the proposal is unlikely to exacerbate the issue and be detrimental to the residents of 42 Oakmount Road.

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 proposal 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.

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:

- Subject to Conditions
- To conclude, the proposed developments are modest in size and would not create a detrimental impact to its locality. It would also cause no loss of outlook or loss of privacy to any neighbours. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments