

DELEGATED OFFICER REPORT

Application Ref: H/22/93893

Site Address: 78 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Double two storey rear extension and front porch

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Four objection letters were received to the application. The neighbours have raised the following concerns: • Noise • Party wall • Overlooking • Risk of flooding • Loss of privacy • Loss of outlook • Overshadowing • Sets a precedent • Damage caused to property • Overbearing and intrusive impact		
Parish Council:	No Comment received		
Ecologist:	Do not see any potential bat roost features from the photo on Google Map.		

Site Visit:	Yes ☒	No ☐
Details: 9 th 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 property is one of a row of 14 detached two-storey dwelling of simple gabled design, with a rectangular plan form, dating from 1960s. The property is set back from the road and has a front garden amenity space and a driveway to the side leading to a detached garage and rear garden. The immediate surrounding area is residential in nature where the houses are set with their shorter gabled ends facing the road, but at a slight angle to it. The application seeks approval to erect a two-storey rear extension and a front porch. 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.
- A basic principle is that any extension should normally be in keeping with the appearance, scale, design, and character of both the existing dwelling and the street scene generally. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance. By extending rearwards approximately 4.3m and the full width of the dwelling, the proposed two-storey rear extension would enlarge the existing property by over a third, such that it would erode its modest character. Even though it would be sited to the rear of the existing dwelling, a two-storey addition would be significantly increasing the size of the host dwelling, would appear out of scale and dominate it. In this form, the proposal is not considered to be sympathetic and respectful to the existing property and therefore would provide no sense of subservience.
- Although the proposed rear addition would not be easily visible from the street to the front of the property, the extension would be visible from the street to the side due to the arrangement of the surrounding plots and the surrounding road layout, its resultant appearance would appear harmful in the street scene.
- Given that the proposed two-storey rear extension would match the overall height and eaves height of the host dwellinghouse, the scale of the proposal is out of proportion with the identical properties immediately adjacent to the site, thereby introducing an incongruous and overbearing form of development. The vast expanse of brickwork is also considered to further add to and worsen the bulky appearance of the proposed extension, which would appear at odds with neighbouring properties.
- The proposed front porch is considered acceptable in principle due to its matching roof form, modest dimensions, and single storey nature; it would relate appropriately to the host dwelling.
- Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, the proposed two-storey rear extension, by reason of its substantial dimensions, design, and scale would create an unsympathetic and incongruous addition at odds with the appearance of the host

dwellinghouse, neighbouring properties and is detrimental to the character and pattern within the locality. In accordance with Paragraph 134 of the NPPF, this development is not considered well designed, nor does it reflect local design policies of the surrounding vicinity, thus warranting refusal.

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.
- Although there are no proposed upper side facing windows to create a loss of privacy, the proposed two-storey rear extension is considered to be an unneighbourly and overbearing form of development when viewed from the adjoining neighbours, creating a visually oppressive and high level large blank wall. The neighbouring properties at no.76 and no.80 would lose a significant proportion of their outlook from their rear living space and rear garden.
- The agent has contended that proposal passes the daylight test (outlined with Quality Places SPD), however it is considered that there could still be an impact on the sunlight received to adjoining neighbours due to its dimensions. The proposed two-storey rear extension in relation to the sun path during the day is likely to cause a greater amount of shading to the rear garden of neighbouring properties. As a result, the shadow over neighbour's amenity area will be lengthened and would end up shading a greater proportion of other areas of the garden for a considerably longer part of the day. It should also be noted that the daylight test only offers a desk-based tool to assess whether development would affect the level of daylight received by an adjacent window opening. When assessing impacts on neighbouring daylight levels other factors to take into consideration include site specific matters such as existing boundary treatment (low level fence panels) and orientations of the site.
- The proposed two-storey rear extension would project towards to the rear neighbours, making the relationship closer. It is noted that the proposed first-floor rear window would only have a separation distance of approximately 20m from the first-floor windows of the dwellings to the rear which is slightly less than the recommended 22m separation distance from the council's Quality Places SPD. As such, the proposal generates concerns relating to overlooking and loss of privacy.
- The issues raised by neighbouring residents relating to party wall issues, noise and damage caused to the property are not material planning considerations, and therefore are either subject to separate legislation outside of the planning remit or are civil matters and cannot be taken into account in the planning assessment of this proposal.

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 very close to this property and the proposal would affect the roof. However, the Council's Ecologist confirmed that no potential bat roost features around the property.

- There are records of hedgehogs at the property next door. As such, a precautionary working method for hedgehogs must be followed if the application has been acceptable.
- If soakaways are in use currently, the applicant must be advised that soakaways must be located at least 5 m from any built structure. Evidence of a satisfactory surface water drainage system must be provided demonstrating that the extensions will not be too close to a soakaway.

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.

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:

Reasons for Refusal

1. The proposed two-storey rear extension, by reason of its substantial dimensions, design, and scale would create an unsympathetic and incongruous addition at odds with the appearance of the host dwellinghouse, neighbouring properties and is detrimental to the character and pattern within the locality. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
- The proposed two-storey rear extension, by reason of its excessive scale, form, design, and appearance, would result in a sense of enclosure creating an unacceptable and overbearing impact upon the amenities of the neighbouring properties. It also has potential harm with regards to loss of light, privacy, and outlook. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...