

DELEGATED OFFICER REPORT

Application Ref: H/22/94117

Site Address: 1 MERDON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EF

Case Officer: Rachael Morris

Description: Part retrospective new carport with garden storage, install roof lights at the rear and PV panels at the front

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
- T/12/70667 - T1 Cherry, Fell. T2 Cherry, Crown Reduce by 2m. T3 Oak, remove lowest lateral limb. T4 Scots Pine, Fell. T5 London Plane, 2m Crown reduction and 4m crown lift – Part consent part refuse – May 2012 - F/15/76648 - Two storey side and rear extensions, first floor side extension, single storey rear extension, rear dormer and first floor balcony – Refuse – Aug 2015 - F/16/78240 - Two storey side and rear extension & single storey rear extension – Refuse – May 2016 - H/17/81086 - Erection of first floor side extension – Permit – Aug 2017 - T/18/82810 - 1 x London Plane - Crown reduce by up to 1.5m with a maximum live pruning wound diameter of 40mm – Consent – May 2018 - T/18/83485 - 1 no. London Plane – fell – Refuse – Aug 2018 - H/21/90446 - New carport with garden storage – Permit – Jun 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	34 Lakewood Road. Objection. Roof lights have been installed on the northwest elevation of the car port. Under application H/21/90446, the roof lights should have been installed to the southeast elevation. As the car port is to the front of the principal elevation of the main house, it does not benefit from general permitted development rights in any event. Therefore, the addition of PV and the roof lights on the wrong side would require an application. Whilst I did not agree with the car port being so close to my boundary on the original application, we did not feel the need to object as there were no windows overlooking into my garden. This new application however, following the installation of the roof lights (on the wrong side of the roof) states that the roof lights are circa 1.7m from finished floor level, meaning should someone stand in front of either window, they will be able to look directly into my property / private garden. I can understand that the applicant would like some natural light in a room. However, it is not necessary for a store cupboard/room to have natural light. Therefore, no need for the roof lights, especially enabling the application to have clear views straight into my (once) private property. Should you be minded to approve this application, I would be grateful if it could be conditioned that the already installed roof lights be made non opening and the glass replaced with obscured/misted glass. This will then achieve the desired outcome for both parties involved. Light for the storeroom and my privacy is maintained. It should also be conditioned that the room be only used for the purpose of storage and will never be used as a habitable room.		
Parish Council:	No Comment		
Tree Officer:	Given that this appears to formalise the use of PV panels on the front and roof windows on the rear or the roof, we raise no arboricultural objection to it.		

Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer
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Site Visit:	Yes ☒	No ☐
Details: 13/12/2022		

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, DM4, 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, DM4, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. • The proposal is mostly already approved under application H/21/90446 with the changes proposed here include the movement of the rooflights from the South-East to North-West elevation and the addition of photovoltaic panels on the South-East roof slope. <u>Design and layout</u> • The design of the carport with garden storage, roof-lights at the rear and photovoltaic panels at the front is suited to the host dwelling in terms of its form, scale and appearance. • The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. • The design and layout respect the character and appearance of the locality. • The proposed rooflights and photovoltaic panels to the roof slopes are suitable additions and would not detrimentally impact the street scene.

Residential amenity

- The proposed rooflights to the rear have the potential to create unacceptable overlooking to the neighbouring property at 34 Lakewood Road. Therefore, it is considered necessary to condition these are obscure glazed and fitted with a restrictor for ventilation to reduce any overlooking or loss of privacy.
- The first-floor area is served by an external staircase and has been confirmed by the applicant that this is used as a storeroom. In order to ensure the use of the outbuilding remains suitable within the residential area, a condition will be placed to ensure the car port will only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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 Environment 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:

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
