

DELEGATED OFFICER REPORT

Application Ref: H/22/93711

Site Address: 17 TADBURN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NF

Case Officer: Alexandra Stone

Description: Single storey front extension

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☒	No ☐
Z/19272/000/00 – Refuse Planning Permission – 05/03/1979		
Two storey rear extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:			
<u>Objections:</u>	<u>19 Tadburn Close</u>		
	I was given to understand, by Alexandra Stone, that the structure starts on the other side of the porch area. The plans appear to indicate that the cupboard area of the existing porch structure, is where the new structure starts, bringing it closer than I had previously been advised.		
<u>Comment:</u>	<u>18 Tadburn Close (Summarised)</u>		
	Concerns of parking of construction vehicles.		
Parish Council:	No Comments Received		

Site Visit:	Yes ☒	No ☐
Details: 03/11/2022		

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:
Principle Policy DM1, General criteria for new development 1. All new development should (as relevant): a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; c. 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 with

adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

The principle of development is considered acceptable in that the site is located in a residential area within the urban edge and local plan policies support the principle of development in such areas.

Design and layout

- The application is to extend the existing kitchen by erecting a single storey extension to the front of the dwelling. The extension would project 2.4M forward of the principle elevation to create a larger kitchen area.
- The properties within the cul-de-sac have a distinctive frontage. They have an open front porch, not enclosed. No other property within the row of terraced dwellings has an extension to the front of the dwelling.
- Therefore, the design and layout does not respect the character and appearance of the locality.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential amenity

- 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.

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 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.

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: The extension would not comply with policy DM1 of the local plan as the proposed extension would introduce an incongruous feature, at odds with the street scene and they would represent a subservient and un-sympathetic addition to the host dwelling.

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...