

DELEGATED OFFICER REPORT

Application Ref: H/22/94272

Site Address: 113 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3EG

Case Officer: Claire Campbell-Best

Description: Single storey side extension and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Residential Established Area Environment Agency Surface Water Flooding – 30, 100 and 1000 Year Extent HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☐	No ☒
The site has no planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No comments		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/01/2023		

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:
<u>Site and Proposal</u> The application site contains a detached chalet style bungalow with front and rear dormers located on the south-eastern side of Chalvington Road. The property is set back from the road by a driveway, modest front garden and low-level boundary wall. There is an existing attached single garage to the north-eastern elevation and a single storey rear/side extension (currently a kitchen) that wraps around the south-western and south-eastern elevation. The surrounding area is residential in nature and features similarly sized detached bungalows to the south-west of Chalvington Road and semi-detached two storey dwellings to the north-east, many of these properties have been altered/extended over time. This application seeks approval for a single storey side extension which would be located on the south-western elevation This would have a flat roof and would be attached to the existing side/rear extension but would be set in slightly (125mm) from the shared boundary with 115 Chalvington Road. The proposed extension would comprise a bedroom/living area for a disabled family member and would be served by a rooflight and

wide access door to the proposed front elevation. The existing kitchen would become a bathroom and the access door serving the kitchen will be infilled. The proposal would be finished in materials that would match the existing.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the single storey side extension and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension is a modest addition and would be set back slightly from the principle elevation, providing a sense of subservience and would have minimal impact within the street scene.
- The proposed usage of materials to match the host dwelling would ensure the development remains respectful to the character of the host dwelling.
- It was noted upon the site visit, there are numerous examples of side/rear extensions within this section of Chalvington Road and as such, it is considered the development would be in-keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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.
- The window serving the existing kitchen would become a bathroom window once development has commenced. This window has not been marked as obscured glazed on the submitted plans, however a condition will be applied to ensure the privacy of the occupants and the neighbour to the north-east, no. 111 Chalvington Road.
- There are no side windows proposed to the single storey extension that would face the neighbour to the south-west, no. 115 and as such there are no overlooking or privacy concerns.

Highways Safety and Parking

- The proposal would result in an additional bedroom and the property would become a 5no. bedroom dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the existing garage and driveway.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐