

DELEGATED OFFICER REPORT

Application Ref: H/22/94332

Site Address: 3 SHERWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DF

Case Officer: Alexandra Stone

Description: Roof extension with two dormers at the front to accommodate first floor with associated two storey front and rear extensions and alteration to fenestration

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Order - Southern Water Sewers – Surface Water		

Planning History?	Yes ☒	No ☐
Z/08233/001/00 – Permit – 29/10/1986 Single storey rear and side extensions H/22/92587 – Refuse Planning Permission – 03/05/2022 Increase ridge height to accommodate first floor extension with associated two storey front and rear extensions		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Ecologist:	No Objection		
Tree Officer:	No Objection subject to condition		

Site Visit:	Yes ☒	No ☐
Details: 09/01/2023		

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:
The development is considered acceptable and complies with policies DM1, 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.

Design and layout

The application is to raise the roof using 2No. dormer windows and two storey front and rear extensions to provide first floor accommodation. The front extension will be approx. 1M by 2M, in line with existing principal elevation, creating a more symmetrical front. The rear extension is approx. 3M by 6M to create a large kitchen area downstairs and bedrooms upstairs. The proposals amend the previous refused scheme in terms of scale, design and massing

- The design of the two storey front and rear extensions are now considered suited to the host dwelling in terms of their form, scale and appearance. The brick work detailing is sympathetic to the original character of the dwelling.
- The two dormer windows to the principle elevation are similar in design to neighbouring properties and in keeping with the character of the area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- The two storey side extension is subservient to the main dwelling which assists in improving its secondary relationship.

Residential amenity

- The proposed development increases the height, massing and width of the existing property, bringing the mass up on the boundaries of the site which is bordered by neighbouring properties.
- The properties either side of the site would not be adversely affected by the changes due to the existing relationships. To the south the neighbouring property has a single storey garage between the living accommodation and the extension resulting in an acceptable arrangement. No first floor windows are proposed in the facing elevation of the proposed extension. To the north the property is taller and on higher ground. There is also sufficient separation distance between the extended property and the neighbour to minimise impacts and no first floor windows are proposed.
- Based upon the above assessment 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...