

DELEGATED OFFICER REPORT

Application Ref: H/22/94316

Site Address: 18 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AL

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor front and rear extension at the rear, ground floor storey front, side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Chandlers Ford and Hiltingbury Character Area (Hiltingbury Road West) • Covered by blanket and individual TPOs		

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received during the consultation period		
Parish Council:	No particular issue		
Tree consultant:	We would not raise an objection, subject to condition		
Ecologist:	Do not see any potential habitat for bats or water shrews in the area of the proposed extension. No further surveys will be needed.		
HCC Highways:	The condition can be removed if there is no longer a requirement for the proposed drop kerb as a replacement.		

Site Visit:	Yes ☒	No ☐
Details: 21 st December 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 site contains a 1950s two-storey detached dwelling. The property is set back from the road with a front garden amenity space, an integral single garage, and a good-sized rear garden. The surrounding area is residential in nature, and the majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. The distance between opposite houses giving the area a fairly spacious and

open character. The current application is an amended version which only includes a two-storey front extension, an attached garage, and a two-storey rear extension with juliet balcony. 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.
- Randall Road was originally comprised of predominantly low-profile dwelling; however a number of properties have already been enlarged and modernised in order to provide improved accommodation, thereby now presenting somewhat of a more varied street scene. Whilst there were concerns that the resultant dwelling would not sit comfortably with the neighbouring dwellings, it is considered that the full height glazing, front gable, and a strong utilisation of render are not completely alien within the context of the area. On balance, it is not considered that the proposal would result in a level of harm to the character of the area, it would rather reflect the current design trends emerging in the wider area.
- Whilst it is acknowledged that the proposed front extension would result in the development further forward than the existing front of the property, a garden and access drive would be maintained at the front of the property. In addition, it is considered that the TPO oak at the front of the property can soften the visual impact of the proposed developments and provide some screening when looking eastwards along Randall Road. The proposals are therefore not considered to result in an intrusive feature in the street.
- The property would retain adequate car parking and an adequately sized area of private amenity space, such that the proposals are not considered to constitute the overdevelopment of the plot.

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.
- With regards to the development itself, the resultant dwelling will provide for adequate internal floorspace for its occupiers to live comfortably with rooms well served by light and outlook. A good-sized rear garden providing ample usable private external amenity space will also be retained and in these regards the proposals accord with the requirements of the Council's Quality Places SPD
- In terms of the impacts upon existing properties, the principle matters for consideration concern the effects of the resulting property upon the amenity of the occupiers of the dwellings immediately either side and the opposite side of application site. Although the front extension would bring the property closer to the

dwelling on the opposite side of the street and the proposal would have a large level of glazing to the front elevation, given this is the public front of both dwellings and there is a sufficient separation distance, the proposal is not considered to create any unacceptable overlooking. With regards to the adjoining neighbours on either side, the size of the proposed first-floor rear extension has been reduced which would result in the development complying with the 45-degree test set out in the Council's Quality Place SPD, such that any loss of light that would occur would not be considered to be of a degree that would justify the refusal of planning permission. There is also sufficient separation between neighbouring buildings to prevent the proposed rear extension being unduly overbearing. A condition will be imposed to require that the side facing windows at first floor level (which are to serve en-suites) are obscure glazed and top opening only as to prevent any potential for overlooking to occur.

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, hedgehogs, water shrews near this property with additional records of slow worms and common toads several streets away. In addition to this, the proposal will involve extensive works to the roof and extending the house into the garden areas, and therefore the Council's Ecologist has been consulted as part of this planning application.
- From reviewing the Officers site visit pictures, the Council's Ecologist has confirmed that there is no potential habitat for bats or water shrews in the area of the proposed extension. As such, no further surveys will be needed. However, the rear of the garden could provide good shelter for these species and so Hedgehogs may be using any of the shrubs or hedges near the house or in the rest of the garden for shelter or hibernation. Biodiversity enhancements will be required.

Trees and landscaping

- There is a large and mature tree, subject to a Tree Preservation Order, located to the front of the property. The plans originally submitted with the application proposed a new access and dropped kerb, however it would be unfeasible given the tree. Following discussion with the agent, the dropped kerb has been omitted from the proposal, and as such the Council's Tree Consultant withdrew the objection to the proposal. To protect the rooting zone of the trees from construction access and activities, a condition will be imposed.

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.
- There is no longer a requirement for the proposed dropped kerbs, and instead retain the existing dropped kerb, which is considered to better line up with the proposed garage parking (easier access) and negate the requirement for both highway works and legal agreements to be entered into.

- The proposal will add two bedrooms and will result in the property being categorised as having 5+ bedrooms which requires at least 3 off-highway spaces. 2 parking spaces will be provided on the existing driveway as shown on the submitted site plan, and the 3rd parking space will be within the new garage.

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:

- Subject to conditions
- For the reasons outlined in this report the recommendation is to approve this application.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments