

DELEGATED OFFICER REPORT

Application Ref: H/22/94410

Site Address: 40 MEAD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EZ

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and front porch

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Environment Agency Surface Water Flooding – 30, 100 and 1000 year extent Flood Zones 2 and 3 Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No site appears to have no planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Southern Water:	No objection – guidance notes received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 02/02/2023		

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 bungalow with an attached carport located on the north-western side of Mead Road. The site has an open frontage and is set well back from the road by a gravel driveway, front garden and a low-level wall and shrubbery. To the rear there is a modest sized garden. This part of Mead Road consists of identical detached bungalows, however, there is a mix of dwelling sizes and styles including two storey semi-detached dwellings to the south-west. This application seeks approval for a single storey rear extension which would enlarge the existing kitchen and lounge and a front porch. Both extensions would have a flat roof and would be finished in materials that would match the host dwelling. <u>Principle</u> 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 rear extension and front porch is suited to the host dwelling in terms of its form, scale and appearance. The proposed extension would be sited to the rear of the property and would not be visible to the public realm. While the front porch would be visible within the street scene, it would have a flat roof and would have the same eaves height as the host dwelling, it would be a modest size and is set back from the principal elevation. It is considered the porch would have a minimal impact to the wider character of the area.
- Upon the site visit, it was noted the neighbouring bungalows have been extended to the rear and there are a few examples of front porches within Mead Road, therefore it is considered the proposals would be in keeping within 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.
- The proposed single storey rear extension would span the width of the host dwelling and would project 3.3m into the rear garden. The separation distances between the host dwelling and nos. 38 and 42 would be retained.
- The adjoining neighbours, nos. 38 and 42 also have single storey rear extensions to their properties. The proposed extension would extend only marginally beyond the rear of these extensions and it is therefore not considered to result in material harm to the amenity of these neighbouring properties in terms of loss of light or over dominance.
- The proposed extension would have 2no. sets of patio doors and a full length glazed panel window to the rear elevation which would look directly into the rear garden. There are no side facing windows proposed and as such, there are no privacy or overlooking concerns with regards to neighbouring amenity.

Other Material Consideration

- The site lies within flood zones 2 and 3, the Agent has completed the Environment Agency's standing advice form confirming that the floor levels would be set no lower than the existing levels.
- 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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐