

DELEGATED OFFICER REPORT

Application Ref: H/22/94394

Site Address: 19 MALIBRES ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DS

Case Officer: Alexandra Stone

Description: Single storey side extensions, first floor rear extension

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

Planning History?	Yes ☒	No ☐
Z/30379/000/00 – Permit – 25/07/1988 Erection of two storey side extension F/12/70242 – Permit – 02/03/2012 Two storey side and rear extension and alterations to the roof to provide living accommodation in the roof with 9No. Roof lights F/12/70756 – Permit – 11/06/2012 Single storey rear extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>221 Winchester road (Summarised):</u> Awaiting clarity on distance between rear of development and their dwelling. Opposed to development on the basis they feel their garden will be over looked, windows facing into their bedroom, living room and kitchen area. <u>Officer Comments:</u> There is approximately 47m distance between the application site and rear dwelling. This is twice the distance recommended in the quality places SPD.		
Parish Council:	No Comments received		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 27/01/2023		

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:

Principle

The application is for first floor extension to the existing single storey extension to create larger bedrooms, and single storey side extensions to either side of the dwelling to create a separate utility room and dining room. These would measure approx. 2.5m by 5m to the northern elevations and approx. 2.5m by 10 metres to the Southern elevation.

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

Design and layout

- The design of the single storey side extension and rear first floor extension are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The side extensions a modest addition and are set back from the principle elevation.

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. There are no windows proposed to the side elevations to prevent overlooking.
- The rear first floor extension would not cause overlooking as there is an approx. 47m distance to the rear neighbouring property.
- The neighbouring property has two windows that serve a porch area opposite the Northern proposed extension and has obscured glass so would not cause over overshadowing as not a habitable room.
- The design and layout respects the character and appearance of the locality.

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 ...