

DELEGATED OFFICER REPORT

Application Ref: H/22/94369

Site Address: 3 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-Floor Rear Extension & Single Storey Rear Extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/11957/002/00 - ERECTION OF ATTACHED GARAGE FOLLOWING DEMOLITION OF EXISTING - Permit - 04/11/1994		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No signification change and in keeping with area – no particular concerns		
Tree Consultant:	No arboricultural objection to the proposal, subject to condition		

Site Visit:	Yes ☒	No ☐
Details: 13 th January 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 (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury Road West)

Assessment:
The application site contains a two-storey 3-bedroom dwelling with an attached garage to the side. There are some protected trees at the front and back of the property and within the neighbouring gardens. The surrounding area is residential in nature, containing a mixture of houses of varying style. Many of the dwellings in the vicinity are also set in a relatively large plot. The application seeks approval to erect a first-floor rear extension and a single storey gable rear extension. 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.
- The proposed first and single storey extensions would be located at the rear of the application property, where they would not be visible from the public realm. As such, the proposed extensions would not affect the appearance of the street scene and would not alter the existing building line along the street frontage.
- The proposed first-floor extension would be inserted in the hollow of the rear of the property and therefore there would be no increase in the footprint of the property and is considered to represent a proportionate addition to the host dwelling.
- In terms of its design, the single storey rear extension would be tied into the property's existing dining room, resulting its roof alteration. However, it is not the main roof of the dwelling and is considered to be a minor alteration to the side elevation at ground floor level. As such, it would not result in a detrimental impact to the character and appearance of the host dwelling. Furthermore, the side element of the property is mostly screened by the existing front/side hedges, any alterations to the side of the property would be no adverse visual impact upon the public realm.

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.
- The proposed first-floor rear extension would be of an appropriate size and scale to the host property and would not extend beyond the existing rear wall. Taking this into account and the separation distance to the neighbouring property (5 Oakwood Road), it is considered that no overbearing impact or oppressive effect will be caused. Given that no side facing windows are proposed, there will be no unacceptable impact on the amenity of the neighbouring properties through overlooking as well.
- From the submitted drawings, a new first-floor window will be inserted within the north side elevation services a bathroom and it would be obscure glazed to prevent unacceptable loss of privacy. This can be secured by a condition.

Trees and landscaping

- The site has a number of significant trees, which are subject to Tree Preservation Orders. The proposal appears feasible in respect to trees, but the Council's Tree Consultant has some concerns regarding construction access and activities on the

Root protection Areas of the trees. A Tree protection Plan is requested to be submitted prior to development.

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.
- 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. It is noted upon the site visit that there will be sufficient parking spaces on the existing driveway to serve a property of this size.

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 Environment 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
- The proposal would not dominate the appearance of the dwelling as a whole and would not result in the house appearing oversized in relation to the plot. Furthermore, it is considered to be in keeping with the site and surrounds and would not have a significantly harmful impact upon the amenity of neighbouring residents. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments