

DELEGATED OFFICER REPORT

Application Ref: H/22/94307

Site Address: 5 WYCHWOOD GROVE, CHANDLER'S FORD, EASTLEIGH, SO53 1FQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of the existing garage and to replace with smaller new garage. Side and rear extensions. Pitched roof. Alterations to fenestrations

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

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 on the online system		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the proposal		

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.

Assessment:
The application site contains an early 1970s detached two-storey dwelling with a modest front garden and enclosed private rear garden. To the side is a driveway with carport and single garage all under a flat roof canopy attached to the side of the house. The surrounding area is residential in nature and made up of mainly detached two storey dwellings. The application seeks approval to erect a single storey side extension following demolition of the existing garage. Following discussion with the agent, it was agreed to reduce the size of the proposed side extension, pulling it back in line with the original canopy front end. Amended plans and information received on 31 st January 2023. The development is now 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 single storey side extension would be set back from the principal elevation of the host dwellinghouse and would measure approximately 4.1m in width and 9.3m in length extending beyond the rear wall of the existing dwelling by approximately 0.6m. The works would result in associated internal layout alterations creating an internal linked kitchen and dining room, utility room, small garage, and an additional bedroom at ground floor. It is considered that the new side development would be on a similar footprint to the existing side canopy, and therefore retain the proportions of the existing building with little additional built form. Due to the single storey nature of the extension, it would remain subservient in appearance.
- It is noted from the site visit that the properties (1-18 Wychwood Grove) along Wychwood Grove have a staggered relationship, and all their side developments (e.g., garage/canopy/side extension) are set back from the host dwelling, which is one of the characteristics of the road. As such, the revised design approach does generally follow the current style of the street, which would not be significantly harmful to the character of the wider surrounding area.

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.
- Given that the proposed development would have a similar scale to the existing side canopy and no additional new facing windows are proposed, the impact upon 3 Wychwood Grove will not be materially different to what they have already experienced.
- Although 3 Wychwood Grove has raised the issues relating to the eaves and gutters, they are not material planning considerations, and therefore are either subject to separate legislation outside of planning remit or are civil matters between respective owners.

Trees and landscaping

- There are no significant trees in close proximity to the proposed development area, and only one TPO trees located at the bottom of the rear garden. As such, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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 property will become a 4+ bedroom property with the addition of a ground floor bedroom within the proposal, requiring 3 off-highway parking spaces. It is noted from the submitted site plan that the applicant will turn the front lawn into parking area, thus meeting the parking standard.

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

- The proposed development is considered to have limited impact on the street scene and would not have a significantly harmful impact upon the amenity of neighbouring residents. Therefore, it is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments