

CFH – Chandlers Ford and Hiltingbury Local Area Committee Wednesday 1 March 2023.

Application Number: H/22/94420
Case Officer: Dorothy Hei-Tung-Hoh
Received Date: Wednesday 21 December 2022
Site Address: 29 GROSVENOR ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5BU
Applicant: Smith
Proposal: Single storey side and rear extensions following the
demolition of the existing detached garage.

Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 412_03

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on

the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report

1. This application has been referred to Committee due to the immediate neighbour being a Councillor of Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The application site contains a two-storey detached dwelling with a gable roof detached garage to the side. The application property is set back from the road with a paved driveway parking space and a side gate leading to the rear enclosed garden.
3. The front of this rectangular plot faces north. This end of Grosvenor Road slopes down in a westerly direction with No.27 sitting slightly higher than the application property, which in turns sits more than a metre higher than 10 Thorold Road.
4. The surrounding area is residential in nature and made up of mainly detached single and two-storey dwellings on good size plots, many with individual characteristics. The site also lies within the Kingsway Special Character Area. There are many mature trees in the locality.

Description of Application

5. The application proposes the erection of wraparound single storey side and rear extension following the demolition of an existing detached garage.
6. The proposed side extension would be set back from the principal elevation of the host dwellinghouse and set in approximately 1.1m away from the common boundary. It would measure approximately 3.6m in width and 8.9m in length extending beyond the rear wall of the existing dwelling by approximately 1.0m.
7. The front portion of the proposed side extension would be used as a workshop, and the rear portion would adjoin the proposed rear extension in order to provide an enlarged dining room.
8. Part of the application site's side boundary facing 10 Thorold Road is

delineated by a flank wall of the existing garage. As such, a section of 1.8m close boarded fencing will be built to infill the gap, following demolition of the existing garage.

Relevant Planning History

9. Z/33483/000/00 - First floor and ground floor rear extensions - Permit - 06/12/1994
10. Z/33483/001/00 - Alterations and extensions to convert bungalow into two storey dwelling - Permit - 26/04/2000

Representations Received

11. No comments received

Consultation Responses

12. Chandler's Ford Parish Council – No comments received
13. EBC Tree Consultant – No arboricultural objection to the proposal, subject to conditions

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Within Special Character Area

Development Plan Local Plan Policies

Submitted Eastleigh Borough Local Plan 2016-2036

The most relevant policies are:

Strategic policies:

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management policies:

- DM1 (General criteria for new development);
- DM2 (Environmentally Sustainable Development);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

- Chandler's Ford and Hiltingbury Character Areas (Kingsway) (February 2008)

National Planning Policy Framework

14. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance

15. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

16. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. Plan comprises the Policies of the Eastleigh Borough Local Plan Review 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.
17. The relevant policies and guidance combine to form the criteria against which this application will be assessed with particular regard to principle, amount of development, character and appearance, its impact upon the Old Bursledon Special Policy Area; impact upon residential amenity and other material considerations.

Policy and Principle

18. 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.

Layout, design, and impact upon the character of the area

19. Whilst the proposed side extension would be visible from the public realm, it would be significantly set back from the road and as such it would not form a prominent feature in the street scene.
20. The proposed side extension would be sited in a similar location with the existing garage and remain subordinate in width and height to the host dwelling. It is considered that the principle of a side extension has already been established at this site and it would respect the scale and proportions of the host dwelling. Therefore, the proposed works would not appear out of keeping or disrupt an established pattern of development.
21. In terms of design, the proposed side and rear extensions would match the property in terms of materials and fenestration. It is also noted from the submitted plans that the existing garage doors will be reused and so the resulting dwelling would not look unduly different from the existing. The proposal would not be harmful to the character of the host dwelling or wider surrounding area.

Residential Amenity

22. 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.
23. The adjoining property (10 Thorold Road) is located on lower ground than the application site and as such the proposed development would appear larger when viewed from the neighbouring property. However, given that the single storey nature of the proposed extensions, separation on both sides of the joint boundary, the intervening 1.8m high boundary fence, and the substantial natural screening obstructing views of the proposed development from 10 Thorold Road, it is considered that the proposal would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of overshadowing, loss of privacy and loss of light. It should be noted that no neighbour objections have been received during the consultation period.

Access, Parking and Transport Matters

24. The proposal does not incorporate any additional bedrooms and therefore no net gain in parking spaces is required.
25. It is noted that the existing garage is below current internal dimensions to be classed as an off-road parking space. Therefore, the demolition of garage would not result in the loss of a parking space.

26. It is considered that sufficient parking is provided by the existing driveway for a dwelling of this size. No impact with regards to off-street parking or highway safety.

Trees and landscaping

27. There is a yew tree to the front of the application property that is subject to a Tree Preservation Order (TPO), several to the far rear of the back garden (these are a suitable distance from the proposed development area), and a number of trees subject to a TPO on neighbouring property to the west. The Council's Tree Consultant has advised that these trees are of most concern regarding the proposal. However, the proposed development area is already "developed" and although the area is within the nominal Root Protection Area of one of the significant birch trees, it is unlikely that significant rooting is within that area. Therefore, it is unlikely that there will be a significant risk from primary impacts (e.g., foundation construction).
28. There is unmitigated risk from secondary impacts (e.g., construction access and activities) and as such an arboricultural method statement and tree protection plan under condition are required. This is also important for the yew tree to the front as there is lawn that could be used for storage, etc.

Drainage and Flood Risk

29. The proposal is located within flood zone 1 and is therefore considered to be at the lowest risk of flooding. The proposal would not put occupiers at risk of flooding and given the scale of development and its location on an existing area of hard standing the proposal would not increase the risk of flooding elsewhere.

Sustainability Measures and Climate Change:

30. 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.
31. 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.

32. 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:

33. 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:
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

34. 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:

35. In conclusion, the proposed extensions are considered to be sympathetic to the existing dwellinghouse and not adversely affect the appearance of the street scene. In addition to this, the proposal would not have a harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

36. The proposal is considered to accord with the relevant policies of the Eastleigh Borough Local Plan (2016-2036), and to guidance contained in the Councils adopted SPDs and to the National Planning Policy Framework 2021.



EASTLEIGH
BOROUGH COUNCIL



Address: 29 Grosvenor Road, Chandler's Ford
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Date: 07/02/2023 Scale: 1:1250