

DELEGATED OFFICER REPORT

Application Ref: H/23/94594

Site Address: 13 KENDAL CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raising of roof to provide first floor accommodation

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

Planning History?	Yes ☒	No ☐
• PN/22/93858 - Enlargement of the existing dwelling house by the construction of an additional storey in accordance with all Town Country and Country Planning (General Permitted Development)(England)(Amendment)(No.2) Ordered 2020 - Class AA - Prior Approval Refused - 17/11/2022 • PN/22/94311 - Enlargement of the existing dwelling house by the construction of an additional storey in accordance with all Town Country and Country Planning (General Permitted Development)(England)(Amendment)(No.2) Ordered 2020 - Class AA - Prior Approval Refused - 24/01/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	10 Merdon Avenue – Objection – Summarised – Loss of privacy		
Parish Council:	No comments received		
Ecologist:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 2022		

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 a three-bedroom detached bungalow within a small cul-de-sac. The property remains largely as original, other than a modest conservatory to the rear. The property also has a front garden with driveway to the side leading to a single detached garage and the rear garden. The surrounding area is generally residential in nature and most of the dwellings within the cul-de-sac appear as bungalows or 1.5 storey dwellings. Travelling down the slope from northeast to southwest, the houses are set

down from the one before, with the lowest point being in the bend of the road. The application site has been subject to two previous applications in the past year. Both of them (PN/22/93858 and PN/22/94311) sought prior approval for an additional storey under Class AA (The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020), however they were refused due to the adverse effect on the external appearance of the dwellinghouse and surrounding context. The current application is a householder application which proposes to enlarge the dwelling by construction of an additional storey with front dormer windows. Following discussion with the agent, it was agreed to reduce the size and alter the roof form of the proposed front dormers. Also, it was agreed to remove the raised eaves level to match the neighbouring properties. Amended plans were received on 7th March 2023. The revised proposal is considered to be an improvement that does not affect neighbouring amenity and therefore did not reconsult any neighbours. 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.
- This section of Kendal Close, whilst having originally being comprised of predominantly low-profile bungalows, now presents somewhat of a more varied street scene with a number of properties having been enlarged through a combination of ridge height increases as well as the introduction of dormer windows. The current application seeks to achieve this and proposes a property with an increased ridge height relative to the existing building with front dormers set within the roof slope. Whilst larger in height and scale than the original dwelling, the resulting dwelling is, as demonstrated on the submitted street scene drawing, considered to sit comfortably with the properties either side of the site when viewed at the front elevation with its higher ridge relative to 12 Kendal Close being reflective of the general downward slope within this part of the street. The property would also respect the prevailing front building line in this part of the street and would retain an adequately sized area of private amenity space, such that the proposals are not considered to constitute the overdevelopment of the plot.
- The proposed flat roof front dormer windows and rooflights would be subservient to the main roof and set comfortably within the slope of the roof. They would not dominate the existing roof by reason of design, size, and scale. They are also considered to integrate with the neighbourhood and preserve the character and appearance of Kendal Close.

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.

- Concerns of overlooking and loss of privacy have been raised by occupiers of the rear neighbour. While both of these concerns are legitimate in pure planning terms and the new first-floor windows at the rear of the two-storey element may have a degree afford views into the neighbouring garden, it is felt that this would not generate any undue or unacceptable loss of privacy, nor does it represent an unusual arrangement within a built-up urban area. Further, it was noted during the site visit that there is substantial natural screening along the common boundary to obstruct views of the neighbouring garden from the new first-floor windows. As such, it would be difficult to substantiate a reason for refusal on these grounds.
- The proposed side window to the northeast elevation at first floor level will serve an ensuite. A condition will be imposed to require it to be obscure glazed or top opening only in order to prevent any direct loss of privacy occurring.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The property is located in a residential part of Chandler's Ford. There are areas of broadleaved woodland in the general area and tree cover is relatively high. There are no specific records of protected species that consider to be relevant to this application, but brown long-eared and pipistrelle bats are present within this area.
- The property is a modern, bungalow-style build with close-fitting roof tiles that look to be in good condition. Opportunities for protected species look to be limited. On this basis the proposals as presented are not contrary to draft Local Plan Policy DM11 (Nature Conservation) and so the Council's Ecologist raised no objection on grounds of ecology.

Trees and landscaping

- There are a significant number of protected trees on site, but no trees would be impacted by the proposals.

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 a bedroom and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It is considered that sufficient on-site parking spaces can be provided within the curtilage of the dwelling.

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 design will suit the host dwelling and will sit well in the current and wider street scene. It is also not considered to offer any increased harmful amenity impact to neighbours. The recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		