

DELEGATED OFFICER REPORT

Application Ref: H/23/94957

Site Address: 6 CLAUDIUS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NX

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing conservatory and replacement of front porch roof with extension of roof forward to form canopy

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Southern Water 2m Buffer – Surface Water Public Rights of Way 25m Buffer		

Planning History	Yes ☐	No ☒
The site appears to have no relevant planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Chandlers Ford Parish Council:	No Comment/No Objection		
HCC Rights of Way:	No objection – informative advised		
Southern Water:	No objection – informative advised		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2023		

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:
<u>Site and Proposal</u> The application site contains a two storey mid terraced property with a rear conservatory located on the eastern side of Claudius Close. The property is set back from the Road by a front garden and driveway. To the rear there is a modest garden that is accessed via an alley way from Claudius Gardens. The nearby surrounding area comprises identical terraced housing of the same design. Most of the properties within the terraced block have altered porches and single storey extensions to the rear. This application seeks the approval for a front porch with a canopy roof and a single storey rear extension. The existing porch and rear conservatory would be removed to accommodate the proposals.

The proposed front porch would have the same floor space as the existing porch; however the proposed hipped roof would extend a further 0.95m forwards to create a canopy. The overall height of the porch would be approx. 3.5m

The single storey rear extension would have a part pitched/part flat roof and would be sited over the footprint of the existing conservatory, although it would be slightly larger in size. It would measure approx. 2.3m in depth, 7.4m in width and would have an overall height of 3.7m. The extension would allow for the existing kitchen to be enlarged and the additional of a ground floor shower room.

The proposed porch would be finished in materials that would match the existing host dwelling. The rear extension would have matching roof tiles and would have white rendered walls to all elevations.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the proposed front porch and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. As noted, the properties within the terraced block feature similar porches and rear extensions. Therefore, the proposals would be in keeping with the surrounding area.
- The introduction of white render would be a new material to the host dwelling, however, this material would only be present on the rear extension and would not be visible within the public realm. On this basis, this new material is considered acceptable and would not detract from the character of the property.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain.
- The development does not propose any additional bedrooms, therefore parking will remain unaffected.

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.
- The proposed porch would have a full length glazed panel window to the north west elevation which would face the front amenity space to no. 7, however there is mature vegetation between the shared boundary that would adequately screen this window. As such, there are no privacy or overlooking concerns.
- The proposed single storey extension would be in a similar location to that of the existing conservatory. It would also be screened from the adjoining neighbours, nos. 5 and 7 by the boundary treatment within the rear garden. Due to this and the existing relationship, the extension is not considered to adversely impact the nearby neighbouring amenity.
- Additionally, the single storey rear extension proposes rear facing windows that would look into the rear garden of the application site and 3 no. rooflights, which are above head height. As such, the rear extension does not generate any unacceptable loss of privacy or overlooking concerns.

Other Material Considerations

- Due to the single storey rear extension being sited tight to the boundary line shared with no. 7, Certificate B has been signed on the application form and the neighbour has been notified. While the neighbour has not objected to the proposal,

an informative will be advised to ensure the applicant is aware that planning permission does not convey the right for development to encroach over, under or on land which is not within their ownership, without the consent of the landowner. The applicant will also be advised of their duty to undertake a Party Wall Agreement by informative.

- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐