

# DELEGATED OFFICER REPORT

**Application Ref:** H/23/94726

**Site Address:** 29 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HU

**Case Officer:** Claire Campbell-Best

**Description:** Existing shed to be demolished, single storey rear extension and alteration to fenestration

| Particular Site Constraints                                                                                                                                              | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Within Urban Edge<br>Within Established Residential Area<br>TPO – 58-H<br>Southern Water 2m Buffer – Surface Water<br>HRA Screening Criteria: SAC, SPA, Ramsar and River |                                         |                             |

| Planning History                                     | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|------------------------------------------------------|-----------------------------------------|-----------------------------|
| There appears to be no planning history for the site |                                         |                             |

| Publicity:                     | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:               | None received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                    |
| Chandlers Ford Parish Council: | No comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                    |
| Trees:                         | <p><u>Updated comments received 23/03/2023</u></p> <p>As the tree is no longer there, we remove the requirement for arboricultural information.</p> <p><u>Comments received 10/03/2023</u></p> <p><u>Arboricultural Documents</u><br/>None</p> <p><u>Comments</u><br/>           There is a significant tree to the side of the property, adjacent to Park Road. This horse chestnut is subject to a Tree Preservation Order. Whilst we have no concerns regarding primary impacts (e.g. encroachment in the RPAs by the proposed extension), we have some concerns regarding secondary impacts, such as construction access and activities – the construction access route would most likely be within the RPA.</p> <p>However, these issues are easily mitigated through the use of Construction Exclusion Zones demarked with some form of fencing – the position of which can be shown in a Tree Protection Plan – and the use of suitable ground protection where access is required in the RPA.</p> <p>Therefore, we raise no arboricultural objection to the proposal, subject to the following condition:</p> <p><b>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,</b></p> |                                      |                                    |

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|                          | <b>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.</b> |
| Southern Water Services: | No objection – guidance notes issues                                                                                                                                                     |

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| <b>Site Visit:</b>                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 21/03/2023 |                                                |                                    |

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| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |
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| <p><b>Assessment:</b></p> <p><u>Site and Proposal</u></p> <p>The application site comprises a semi-detached two storey dwelling which lies on a corner plot on the junction of Common Road and Park Road. The site benefits from a generous front, side and rear garden with off-road parking to the north of the site contained within the rear garden. The surrounding area is residential in nature and features detached and semi-detached properties of differing age and style.</p> <p>This application seeks approval for the construction of a single storey rear extension and raised decking following the removal of an existing shed within the rear garden. The proposed extension would have a flat roof and would have a depth measuring 3.6m, a width of 5.8m and an overall height of 3.35m. This would be finished in composite cladding and would have a similar colour palette to match the host dwelling.</p> <p>The proposed decking area would lead off from the extension and project a further 3m into the rear garden, it would match the width of the proposed extension and would have a maximum height of 0.45m.</p> <p>There would also be alterations to the existing fenestration; this would include infilling a door to the western elevation and replacing this with 1no. window in a similar location.</p> <p><u>Principle</u></p> <p>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.</p> <p><u>Design and Layout</u></p> <ul style="list-style-type: none"> <li>• The design of the proposed rear extension, decking and alterations to the existing fenestration are suited to the host dwelling in terms of its form, scale and appearance.</li> <li>• The rear extension would not extend beyond the rear-built line of the neighbouring conservatory and as such would not appear overly dominant or unduly overbearing within the street scene.</li> </ul> |
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- Additionally, upon the site visit, examples of rear extensions, including the neighbouring property at no. 27 were seen. Therefore, the proposal would be in keeping within the locality.
- The introduction of cladding would be a new material to the host dwelling; however a similar colour scheme currently seen on the host dwelling is proposed and the extension would be mostly screened by the laurel hedge along the western boundary fronting Park Road. As such, the new materials are not considered to detract from the character of the dwellinghouse.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

#### Residential Amenity

- The neighbour most impacted by the proposals would be the neighbour to the east, no. 27. The proposed extension would extend out and project closer to the neighbour's rear conservatory, however the extension would be set in slightly from the shared common boundary. Additionally, the western elevation to this conservatory was high level windows. Due to these factors and the existing relationship, the proposed extension is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property.
- The proposed decking would be adequately screened by the mature hedgerow between the shared boundary between nos. 27 and 29. It is considered this element of the proposal would not result in any unacceptable overlooking or loss of privacy.
- To conclude, 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.

#### Trees

- Trees were initially consulted upon due to a protected tree being located to the western side of the property and the Council's Tree Officer requested an arboricultural method statement and tree protection plan prior to any development related works being carried out.
- Upon the site visit and discussions with the applicant, it was noted the protected tree had been felled without an approved tree works application. The felling of this protected tree is now subject to a separate enforcement investigation and will not form part of this planning application. The Council's Tree Officer has advised that now the tree has been removed, no further arboricultural information is required.

#### 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** ☐