

DELEGATED OFFICER REPORT

Application Ref: H/23/94676

Site Address: 42 HEATHLANDS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GW

Case Officer: Alexandra Stone

Description: Loft conversion with dormer, garage alteration and single storey rear extension

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>48 Heathlands Rd (Summarised):</u> Concerns the dormer window will significantly reduce their privacy. There are no measurements supplied on the plans so unable to determine the extent of development. The first-floor extension would be visually intrusive and reduce sunlight to the garden and impossible to maintain the boundary fence due to the close proximity. Concerns regarding drainage. Believes the current application does not meet requirements of National Planning Framework and Local Plan regarding environmental issues and amenity of occupiers in close proximity. <u>Officer comments:</u> The rear gardens of the terrace houses to the east back on to the boundary of the application site. There is already an element of mutual overlooking to the rear gardens, it is not considered that it would create an unacceptable amount. The dormer window is similar to what is allowed by way of Permitted Development. Drainage issues are not a planning consideration. The rear extension would not create significant loss of light due to it being single storey. <u>46 Heathlands Rd (Summarised):</u> Their garden shed is attached to the applicant's garage. What provisions are being made to make it watertight and aesthetically pleasing. Block plan, what does the red outline represent as this encompasses our garden shed. What is the plan for boundary treatment as the fence would be lower than extension. Confirmation that the extension and dormer will not overlook the properties. Concerns of loss of light. Where will waste pipes be located. <u>Officer Comments:</u> Party walls are a civil matter. The red outline is the application site, this has been amended to not include the neighbouring property, the proposed would not affect the neighbouring shed. Please see plans for design and application form for materials proposed. The application form and proposals do not suggest there is a change to		
<u>Objection</u>			

	the boundary treatment. Comments regarding overlooking is as above. The waste pipes are a matter for building control. <u>54 Heathlands Rd (Summarised):</u> Concerns of over development, looking unattractive and intrusive. Would cause overlooking and affect the value of their property. <u>Officer Comments:</u> Comments regarding overlooking as above comments. Valuation of dwellings is not a planning consideration. <u>50 Heathlands Rd (Summarised):</u> Concerns of residential amenity, overlooking and loss of privacy. A raised platform has been constructed which is above allowed y Permitted Development, overlooking No.50. <u>Officer Comments:</u> Comments regarding overlooking as above comments. Comments concerning the platform, this is already in situ and does not form part of the application. Upon my site visit, the rear garden is on a slope. The raised area appears to be less than the 30cm allowed under Permitted Development.
Parish Council:	No Comments Received
Ecologist:	A precautionary working method for hedgehogs, common toads, and slow worms is required and can be conditioned. This will include hand removal of any features likely to provide shelter for these species, covering excavations and open pipes at night and providing small animal escape ramps from excavations that cannot be covered. Any hedgehogs, toads or slow worms found on site must not be picked up or handled but be allowed to move to a place of safety on their own.

Site Visit:	Yes ☒	No ☐
Details: 30/03/2023		

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 development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the dormer window and single storey rear extension are suited to the host dwelling in terms of their form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The property will remain a three bedroom dwelling, therefore no additional parking is required.
- The design and layout respects the character and appearance of the locality.
- The proposed dormer window is of similar to what would be allowed under permitted development.

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.
- There are no side windows to prevent overlooking.
- While the dormer window would face the rear garden of 64 Common Road, it is suitably distanced at approx. 31.5m away. The Quality place SPD requires a minimum of 22m. There is already an element of mutual overlooking of the rear gardens to the east, from the first-floor windows as would be expected in a terraced row of properties and it is not considered that the proposed works would result in unacceptable overlooking or loss of privacy.

Other material considerations

- 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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...