

DELEGATED OFFICER REPORT:**Application Ref:** H/23/94738**Site Address:** 10 DRUMMOND WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1TX**Case Officer:** Clare Martin**Description:** Roof alterations and extensions to create first floor living accommodation with 2no. front dormer windows, front porch, garage conversion and elevational alterations

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☒	No ☐
• Z/16805/007 – Siting and design of 60 dwellings with garages – Permitted (Nov 1979) • Z/32152/1 – single storey side extension – Permitted (August 1993) • Z/32152/2 – Erection of rear conservatory – Permitted (May 2003)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations: (summarised)	<u>8 letters of objection</u> <i>Character and Appearance</i> • Visually intrusive – design, size and materials of chalet bungalow would be out of keeping with the housing area. • Larger property at entrance to close would make it feel cramped. <i>Parking</i> • Property would be four bedroomed (if large dressing room is counted) and so require three on site spaces. Loss of garage and inadequate on-site car parking resulting in vehicles overspilling onto road. Car parking within Drummond Way is limited and visitor bays are usually full. • Disruption from the extra vehicles would occur, as the access road into the close is fairly limited <i>Residential Amenity</i> • Loss of privacy and light from bungalow becoming two storey and large rear dormer window. <i>Building works</i> • Noise, dust and disruption during building works • Damage to verges and underground services from contractor car parking. • Inconsiderate contractor parking blocking access for residents. • Safety issues during construction phases as Drummond Way used by children walking to school. <i>Other</i> • Overdevelopment compared to plot size • Loss of bungalow. • Set a precedent for future development. • Incorrect location & site plans as they have included highway land in the application site. <u>Officer Response</u>		

	- Comments are noted and the appearance of the dwelling, car parking requirements, residential amenity and amount of development are considered in the assessment section. - It is acknowledged that building work is often disruptive for neighbouring residents and the applicant's attention would have been drawn to the considerate contractors guidance had the application been recommended for permission. - The loss of the bungalow, future precedent and potential damage to drainage are not material planning considerations and so cannot be assessed as part of the application. - Amended location and site plans have been received excluding the highway land from the site boundary.
Ecology Officer: (summarised)	<u>No objection</u> I have reviewed the Phase 1 Bat Survey report. I am satisfied that the bat roost potential is negligible, and no further surveys will be required.
Parish Council:	<u>No response</u>

Site Visit:	Yes ☒	No ☐
Details: carried out 22/3/24		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 & North Millars Dale Character Area.

Assessment:
Principle The site is located within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies. Character and Appearance The site contains a gable ended detached bungalow, which although extended to the side and rear has mostly retained its original character. The bungalow is of a of a standard

design, which is replicated at intervals throughout the residential area pepper potted between the prevailing two storey houses. The bungalow sits on a corner plot, at the entrance to the cul-de-sac, where it occupies a prominent position within the street scene.

The proposal involves adding a first floor to the existing bungalow to create three bedrooms, a dressing area, bathroom & ensuite within the new roof space. While there could be potential to extend the bungalow the amount of accommodation in the roof slope is considered excessive. The rear elevation in particular is poorly designed with a long and unattractive flat roof box created in the roof slope, which is not a feature typical of the wider housing area. The extensive use of grey pantiles, grey cladding boards and render only emphasises the difference between the proposal and neighbouring houses, which are predominantly brick with only small areas of contrasting materials.

Furthermore, due to the property's prominent corner plot, the whole of the long flat roof section would be readily visible from both Ormesby Drive and Drummond Way, over the low hedge along the property's site boundary. As such the incongruous chalet bungalow would not only detract from the character and appearance of the existing dwelling, but also that of surrounding cul-de-sacs.

Car Parking

The current bungalow is a three bedroomed property, and under the proposal these three bedrooms would be relocated into the new roof space. While the neighbours have suggested the dressing area could be used as a bedroom there is no evidence to suggest it will be used in this way. As a three bed dwelling, the proposal needs to provide two on site car parking spaces (as set out within the Council's Residential Parking Standards Supplementary Planning Document). At present the site meets this requirement by providing one car parking space within the integral garage and a second on the driveway at the front of the property.

Under the proposal the existing garage would be converted into living accommodation and two cars are shown parked at the front of the dwelling on the proposed site plan. However, each car parking space needs to be 4.8m by 2.4m and there does not appear to be sufficient space to park two vehicles in the manner suggested due to the site's awkward triangular frontage. Therefore, the proposal is likely to lead to additional demand for on street parking, which due to the layout of the housing area is not readily available and so will cause a potential hazard to highway users at the entrance to the cul-de-sac. While it is noted that there are a limited number of on street parking bays nearby, these are in high demand as visitor parking and are unlikely to always be available to accommodate permanent overflow residential parking.

Other Considerations

- While the enlarged chalet bungalow will be visible from the neighbouring dwellings, the development is not considered to have an unacceptable impact on their amenity by way of a loss of privacy, light or outlook. A distance of approx. 22m is provided between the new first floor rear windows and the ground floor windows in the bungalow behind (1 Albury Place). The development accords with the residential amenity guidance set out in the Council's Quality Places Supplementary Planning Document.
- A Phase 1 Bat Survey report has been submitted showing that the bat roost potential is negligible, and no further surveys will be required. No objection has been raised by the Ecology Officer.
- There will be no adverse impact upon TPO trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:	PERMIT ☐	REFUSE ☒
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Comments ...
