

DELEGATED OFFICER REPORT

Application Ref: H/23/94789

Site Address: 2 SARUM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2AN

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: River, SAC, SPA and Ramsar EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/14401/001/00	Conversions and ground floor rear extension	Permit – 24/11/1976

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Asset Management:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 20/04/2023		

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 detached bungalow with front and rear dormers which occupies a corner plot on the junction with Sarum road and Peverells Road. To the front there is a driveway and garden which extends to the side, to the rear there is a private garden and further off-street parking. Along the north western boundary there is a mature hedgerow and boundary fencing fronting Peverells Road. This application seeks permission for the construction of a flat roofed single storey rear extension. This would adjoin the existing single storey rear extension and match its height (2.8m) and would measure approx. 7m in depth and 3.8m in width. The proposed extension would comprise an additional living room and would be linked internally to the existing living room. This would be finished in materials that would match the host dwelling.

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 single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- While the extension would be visible from the street scene, it would be set well back from the principal elevation and set in from the north western boundary and would appear as a subservient addition. The impact within the street scene would be minimal and is not considered to cause detrimental harm to the wider surroundings.
- Upon the site visit, there were various rear and side extensions to nearby properties, therefore the proposal is considered to be in-keeping within the local vicinity. The use of matching materials will also ensure the property would retain its character.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- The extension would not result in any additional bedrooms; therefore parking would remain unaffected.

Residential Amenity

- Due to the scale, nature and siting of the proposed extension, it is not considered that there would be any adverse unacceptable impact in terms of loss of privacy, light or outlooked upon the amenities of the neighbouring properties and as such, the development accords with guidance set out in the 'Quality Places' SPD.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐