

DELEGATED OFFICER REPORT

Application Ref: H/23/94816

Site Address: 37 LINDEN GROVE, CHANDLER'S FORD, EASTLEIGH, SO53 1LE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing detached garage and erection of new detached garage including re-siting

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• LDC/23/94794 - Lawful Development Certificate: for single-storey rear extension with 2no. rooflights; loft conversion with hip to gable alterations including new window to side, 3no. rooflights to front and rear facing dormer - CLOPUD - Certificate Issued - 12/04/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	36 Linden Grove – Objection – Summarised • Massive extension to the property involving not just the garage but changing the whole shape of the front of the property • Affect the bats		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 24 March 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 (Chandler's Ford and Hiltingbury Character Areas - Linden Grove)

Assessment:
The application site contains a detached bungalow located to the southwest of Linden Grove. The property has a front garden amenity space and driveway parking leading to a detached garage. To the rear of the property is an enclosed garden, mainly laid to lawn, with a rear conservatory. The surrounding area is predominantly residential characterised by bungalows, and the street scene still displays the original appearance of the development and to date. The application proposes the demolition of existing detached garage and erection of a new detached garage including re-siting. The development is

considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Linden Grove) which provides the following guidance on developments and that they should ensure that:
 - i) any development or redevelopment in this area is single storey in form and should not include a ridge line which is significantly higher than those of the existing bungalows
 - ii) the uniformity of design is retained
 - iii) the consistency of materials is retained
 - iv) any extensions are designed and executed to a high standard and are compatible with the existing character of the property and fit well into the overall street-scene

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- Most of the garages along Linden Grove are detached and located on the boundary as well as within the rear garden, therefore the proposed garage would not be an alien feature in this area. Although the new garage would be larger and located further down the garden than the existing, it would be proportionate to the host dwelling and retain a single storey appearance. As such, it is considered to carry out in a way that retains the character of development along the street.
- From the submitted drawings and information, it is noted that the proposed works to the garage comprises the alteration of the roof form. However, it is considered that the visual impact caused would be very minimal as the front garage door would remain unchanged and the remaining wall and fenestration would be finished with the matching materials to the existing garage.
- The comments in respect of the cumulative impact of the proposed developments are noted. However, it should be noted that the current application is only for the erection of a new detached garage, and therefore the single-storey rear extension, loft conversion and dormers that proposed in a previous Lawful Development Certificate (LDC) should not be formed part of the consideration of this application. It is felt on balance unreasonable to refuse the application on this basis.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

- The new garage would be located on a similar footprint to the existing garage. As such, the impacts upon the neighbours would not be materially different to the existing.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The existing garage is currently used for storage purposes as it is not large enough to accommodate a modern family car. As such, the proposal would not result the loss of a parking space.

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.

The NPPF, Policies S1, DM2 and DM3 of the 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.

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:

- The single-storey rear extension, loft conversion and dormers were assessed and approved under LDC/23/94794 and therefore are not under consideration as part of this application.
- Due to the appropriate size, siting and design, the proposed garage is not considered to result in any loss of amenity to any neighbouring properties. It would also not have a detrimental impact of the street scene. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments