

DELEGATED OFFICER REPORT

Application Ref: H/23/94855

Site Address: 56 GUILDFORD DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 3PT

Case Officer: Alexandra Stone

Description: Front two storey extensions. Entrance porch. Alterations to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern water Sewers – Surface Water		

Planning History?	Yes ☒	No ☐
Z/16866/002/00 – Grant Outline Permission Residential development including roads, sewers, open spaces, cycleway and footpaths Z/27147/000/00 – Permit – 07/03/1984 Erection of 54 detached dwellings F/05/55291 – Permit – 28/11/2005 Conversion of 1 unit of double garage to living accommodation		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Southern Water:	The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. - The 100 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. - No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works.		

Site Visit:	Yes ☒	No ☐
Details: 17/05/2023		

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:

Principle

The application is for a two-storey front extension with new porch. The two-storey extension will measure approximately 2m by 4.2m. The existing porch measures approximately 3m by 1.2m, increasing to 3m by 3.2m.

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the two-storey extension is suited to the host dwelling in terms of its form, scale and appearance. The two-storey extension is similar in design to the existing dwelling, extending forward from the front elevation by a modest 2m approximately.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. Although there is a loss of the garage as a parking space, there remains ample onsite parking.
- The design and layout respects the character and appearance of the locality.

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.
- The dwelling is a detached property, there is a highway to the Eastern side where development would be, as such. There is a substantial gap between the neighbouring properties therefor would not have an impact on the on the amenity of neighbouring property in the way of light, outlook and privacy.
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Other material consideration

- 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 ...