

DELEGATED OFFICER REPORT

Application Ref: H/23/94888

Site Address: 141 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GF

Case Officer: Alexandra Stone

Description: Rear and side extensions with living accommodation at first floor with front and side dormers

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

Planning History?	Yes ☒	No ☐
Z/29181/000/00 – Permit – 17/11/1986 Two storey rear extension and erection of garage Z/29181/001/00 – Permit – 06/06/2001 Ground and first floor rear extensions F/13/72880 – Refuse Planning Permission – 11/12/2013 Erection of 1no. Detached 4 bed dwelling with garage and new vehicular access from Sandy Lane F/14/74957 – Permit – 29/09/2014 Erection of 1 no. 4 bed dwelling and detached garage and associated parking, bike and bin store and amenity space.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>141A Sandy Lane (Summarised):</u> Concerns regarding privacy and request additional screening by adding mature trees.		
Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 09/05/2023		

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 will be assessed against policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for demolition of existing conservatory, erection of rear extension with the addition of 3No. dormer windows, one to the front and one on each side roofslope.

The rear extension measures approx. 3.4m by 9m and would have the same roof eaves level and pitch height as the existing house.

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

Design and layout

Policy DM1 requires development to (among other matters);

- a. not have an unacceptable impact on, and where possible should enhance: i. residential amenities of both new and existing residents; the character and appearance of urban areas...

Quality Places SPD states;

Although rooflines are not always visible as a whole, they form an important element of the street and can have a considerable harmful effect if not carefully designed and constructed. Where there are level changes in and around site, the way in which roofs are seen can change. The way in which they will be viewed should form part of the design considerations. Roof design and detailing is particularly relevant for prominent buildings, such as corner buildings, listed buildings and structures within a conservation area.

- Rooflines should complement surrounding development.
- If flat roof dormer windows are included in the design, they should complement the building in terms of proportion, size, position and detailing.
- They should be kept well away from the ridge and edges of the roof in order to provide a visual frame.
- A dormer should not dominate the roof, but should complement the existing features of the house in terms of proportion, size, position and detailing.

Design and layout

- The design of the extensions are not considered to be suited to the host dwelling in terms of form, scale and appearance.
- The proposed rear extension would appear excessively bulky in relation to the existing dwelling, due to the substantial size of the proposed new roof. The bulky nature of the roof would be further increased by the dormer windows.
- The dormer windows would all be of different sizes, and would be prominent features within the street scene due to the spacing between dwellings. The front dormer in particular would accommodate a large proportion of the front roof slope, with a large expanse of glazing and would appear bulky and dominant. There are no other examples of front dormer windows in the immediate vicinity therefore this dormer would be out of keeping with the character of the area.
- As a result of the matters raised above, the proposed will have an adverse impact on the appearance of the existing dwelling and surrounding area and is contrary to policy DM1 of the Local Plan and the Quality Places SPD.

Residential amenity

- Whilst the proposed rear extension is large in size, the development accords with guidance set out in the 'Quality Places' SPD in terms of suitable separation distances between neighbouring properties, in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of light or outlook.

- The side dormer window to the South of the dwelling would serve a bedroom in which would face the neighbouring properties rear window. The separation distance between the two windows would be approximately 10m. This is likely to cause overlooking.

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 ☒

The proposed development due to the combined scale and massing and dormer window design, would create an unsympathetic and excessively bulky addition, out of keeping with the appearance of the existing dwelling and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.