

DELEGATED OFFICER REPORT

Application Ref: H/23/95025

Site Address: 6 CLANFIELD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2HL

Case Officer: Alexandra Stone

Description: Partial garage conversion with cedar cladding and render to front elevation. Partial removal of existing rear extension to be replaced by rear canopy shade in cedar. Relocate front door with porch canopy. Carport & lower facias cedar clad to match, wood burner flue. To relocate stairwell. New first floor side window. Alterations to fenestration,

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

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	Please see the attached extract from Southern Water records showing the approximate position of surface water sewer within the development site. 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 finalized. - The 225 mm public surface water sewer requires a clearance of 3 meters on either side of the sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 meters of the external edge of the 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 meters of a sewer. - All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf		

Site Visit:	Yes ☒	No ☐
Details: 01/06/2023		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The Eastleigh Borough Local Plan 2016-2036 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 to partially convert the existing garage to create a larger kitchen/ dining area by conducting internal alterations, the addition of cedar cladding and render to the front of the dwelling and install of wood burner and flue. Internal alterations would also create larger bedrooms to the first floor. There will also be alterations to the fenestration such as relocation of door and addition of windows.

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

Design and layout

- The design of the carport is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The conversion of garage is not considered a loss of parking as it is below the standard size set out in the Parking Standards SPD. It currently measures approximately 2.5m by 5.5m. The requirement is 3m by 6m.
- The design and layout respects the character and appearance of the locality.
- There is the addition of Cedar cladding to the front of the dwelling. There is a number of examples of cladding in various colours within the immediate area therefor it would be in-keeping within the street scene.

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. It is noted that there is an addition of first floor window to the side elevation. This serves a stairwell which would not be a habitable room therefor is unlikely 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 ☐

Comments ...