

DELEGATED OFFICER REPORT

Application Ref: H/23/94953

Site Address: 134 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Ground floor extension and loft conversion

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

Planning History?	Yes ☒	No ☐
• Z/12589/003/00 - Erection of 9no. Flats in a three storey block with car parking, bin store, bike store, landscaping and vehicular access from paulson close following demolition of existing building - Refuse Planning Permission For - 12/03/2002 • Z/12589/004/00 - Erection of 8no. Flats in a three storey block with carparking, binstore, bike store, landscaping and vehicular access from paulson close following demolition of existing building (amended design) - Withdrawn By Applicant - 12/06/2002 • Z/12589/005/00 - Conversion and extension of existing dwelling to 5 apartments with associated vehicle parking, cycle and refuse stores with new vehicular access from park road - refuse planning permission for - 29/01/2003 • F/06/58613 - Rear conservatory - Permit - 09/01/2007 • H/22/94178 - Retention of fence - Permit - 07/03/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	4 letters of representations were received to the application. 3.no of these were objections and 1.no was supporting. The neighbours raised the following issues and concerns: <u>Ground floor extension</u> • Loss of light • Parking issues • Overdevelopment • Inappropriate in scale • Overbearing and dominating • Reduce the amount of green space • The choice of materials is not considered to be in keeping with those used on the host dwellinghouse <u>Loft conversion</u> • Overlooking • Loss of privacy • Out of keeping with its surrounding		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the proposal		

Ecologist:	A Preliminary Ecological Appraisal (PEA), a surface water drainage plan and biodiversity enhancements are required.
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Site Visit:	Yes ☒	No ☐
Details: 27 th April 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 application property is a two-storey, detached, Edwardian style dwelling lies on a corner plot, with its main principal elevation facing onto Paulson Close and with Park Road providing a side boundary. There is a conservatory to the side of the property, a free-standing shed to the rear and a garage facing the vehicle entrance. The surrounding area is residential in nature, many of the houses have been extended overtime to varying styles. The application seeks permission to construct a single storey extension to the rear of the property, and this development will be used as an annexe, providing accommodation of a lounge, study room, kitchen, dining room, gym, utility room and bedroom with an en suite. The proposal also includes the loft conversion with the addition of three dormers and one rooflight in order to facilitate a bedroom, en suite, dressing room and storage rooms. The main issues in this application are the effect upon the host dwellinghouse, the character and appearance of the area, and the living conditions of neighbouring occupiers. <u>Principle</u> 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. <u>Character and Design</u> 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. 134 Park Road is one of the most historic buildings in Chandler's Ford, in Edwardian architecture style. Whilst it would appear that many of the property's original features have been lost, it does retain the strong strength of character. The present scheme proposes quite a different architectural style to the existing property which is not necessarily an issue. However, the proposed ground floor extension would be substantial in size and significantly increase the size of the host dwelling, such that it would lack subservience to the original dwelling. Although the size of the plot could accommodate a large extension, whether a contrasting contemporary or a more traditional approach is used, any additions

and alterations should be respectful to the scale and form of the existing dwelling, something which the present scheme is not considered to achieve.

Furthermore, the application site occupies a rather prominent position on the junction and thus any alterations or new developments on the site would be highly visible from public vantage points. And because as a corner plot the site boundaries are splayed, the ground floor extension would be particularly prominent from the road and pavement even though it would be sited to the rear of the existing property. The effects of this obvious addition would be further exacerbated by the choices of materials as the use of timber cladding would give the ground floor extension a significantly different appearance to that of the host dwellinghouse, and it would be emphasised by its extensive length. Consequently, the ground floor extension would not integrate visually with the host dwellinghouse or with the surroundings. The agent has referred to other cladding examples in the area, however the photos provided demonstrate that these are self-contained features on their respective dwellings. In any event, the appearance of other houses would be a neutral consideration in any balance against planning harm, and each case must be assessed on its own merits.

The spacing that lies between the application property and 136 Park Road, that presently forms part of its amenity area, is considered to contribute to what is a pleasant and open sense in the locality. As such, the reduction in the gap to 136 Park Road would disturb the rhythm of the street scene, whilst the irregular shape of the extensions' footprint, that in close proximity to the plot's northern boundary, would appear cramped and contrived. Whilst it is acknowledged that the existing shed and white painted garage which position in the similar position are not ideal in design, these buildings are generally ancillary in nature, and clearly subservient to the host dwelling. In turn, they integrate more effectively within the surrounding context. Ultimately, the Local Planning Authority will seek to prevent the loss of spaces between buildings where the spaces are important in defining the character of the street scene, and where their loss would give the impression of a continuous built form.

In relation to the proposed dormer windows on the side and rear elevations, they would substantially increase the bulk of the roof of the application property, creating unattractive roof profile. Although the locality comprises houses of varying sizes, ages, styles, and designs, and that there are some examples of dormer on other properties within the street scene, no property has a combination of side dormer and rear dormer windows along this stretch of Park Road. Therefore, the introduction of this combination would appear alien and uncharacteristic of the surroundings. Whilst the proposed dormers could benefit from permitted development, they must be constructed of matching materials to harmonise with the host dwellinghouse. It should also be noted that no substantive evidence to indicate that there is a significant probability that such development would take place should this application be refused.

Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, the proposal would result in a disproportionate, excessive, and cramped ground floor addition that would be harmful to the character and appearance of the area. The proposed dormers would also be uncharacteristic of the street scene.

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.

In terms of the potential impacts upon the neighbouring properties, there are residential properties situated to the immediate north and west of the plot, including 136 Park Road and 4 Paulson Close which to varying degrees lie in closest proximity to the site. Whilst the proposed ground floor extension would be in close proximity to the boundaries of the site and its top would be visible above the boundary fence, in the case of each of the

aforementioned properties, the combination of the single storey nature of the extension and the separation distances both to the respective shared boundaries and to the dwellings themselves are sufficient to ensure that the proposed ground floor extension would not be unduly overbearing or reduce levels of light or outlook to a degree that is unacceptable.

The comments received in respect of the proposed dormer windows from the neighbouring residents are noted. With regards to the proposed side dormer windows, they would serve an en-suite and a dressing room, therefore they are expected to be obscure glazed to protect the privacy of the occupants. It is not considered that both windows would inappropriately overlook to any neighbouring properties.

The proposed rear dormer appears to be used as a staircase window and that area is a non-habitable space. However, the perception of overlooking from the second floor could be an issue as this window could offer a few glimpses of No. 136's rear garden and therefore could result in a decreased enjoyment to their private amenity space. To protect the amenities of the neighbours, it is considered reasonable to impose a condition to ensure this dormer window is obscurely glazed should the current application have been considered acceptable.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

There are records of bats, hedgehogs, and stag beetles near this property. Given that the proposed loft conversion would involve works to the roof and existing dormers, and the ground floor extension would involve changes to the existing outbuilding and garden, a preliminary ecological appraisal (PEA), a surface water drainage plan and biodiversity enhancements are required. Had the application have been considered acceptable in other regards, this information would have been requested, and biodiversity enhancements could have been secured via condition.

Trees and landscaping

Despite a TPO showing on the system, there are no significant trees within influencing distance of the proposed development area. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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.

It was noted from the site visit that sufficient on-site parking space remains within the curtilage of the dwelling, to serve a property of this size. Therefore, the proposal would not have a detrimental effect to highway safety and would accord to guidance set in the Residential parking standards SDP.

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:

Reasons for Refusal

1. The proposed ground floor extension, by reason of its size, scale, location, and the introduction of new materials, would result in a disproportionate, excessive, and cramped addition. It would at odds with the appearance of the host dwelling and have an adverse impact upon the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
2. The proposed side and rear dormers, by reason of their siting and introduction of new materials, would result in incongruous additions, at odds with the appearance of the host dwelling, and the character of the wider surroundings. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments