

DELEGATED OFFICER REPORT

Application Ref: H/23/95156

Site Address: 36 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Side & rear single storey extensions & off road parking.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Chandlers Ford and Hiltingbury Character Area (Hiltingbury Road West) • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• Z/09927/005/00 - Erection of 1.2m high fence to side boundary of rear garden - Permit - 10/07/2000 • H/22/92723 - Raising of roof to provide first floor living accommodation incorporating 8 no dormers to the front and rear elevations and single storey rear/side extensions, new entrance, new dropped kerb. - Permit - 24/06/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the proposal		
HCC Highways:	No objection to the proposals, subject to a condition requiring the proposed drop kerb to be in place prior to the utilisation of the proposed driveway		

Site Visit:	Yes ☒	No ☐
Details: 23 rd May 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 (Hiltingbury Road West)

Assessment:
The application site contains a detached bungalow sitting on a prominent corner plot at the junction with Woodlands Close. The property is orientated towards Woodlands Close

with vegetation planted partly along the front of the site. The side boundary treatment to Nichol Road are high and evergreen hedges. The remainder of the boundary is marked by a 1.8m close boarded fence and vegetation planted in front of the fencing. The area is covered by a blanket Tree Preservation Order. The surrounding area is residential in nature and made up of detached single and two storey dwellings of varying ages and styles on good size plots. Woodlands Close is made up of identical design properties, which gives the area a very pleasant character. Whilst the application site is also orientated onto Woodlands Close, it does not have similar design features and occupy a different footprint. The application seeks approval to construct single storey side and rear extensions to the existing property. The proposal also includes a new vehicle access for the new parking area to the side of the property. The size, scale and height of the proposed single storey side and rear extensions are substantially similar to the previously approved application (H/22/92723), but the overall internal floor area has increased slightly. From the recent site visit, it was noted that the approved developments are yet unimplemented and therefore this application is considered as a renewal of an extant planning permission.

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.
- Also relevant to this application, is the Chandlers Ford and Hiltingbury Character Area SPD, of which this application falls within Hiltingbury Road West. The guidance contained within this area states that the main characteristic of this area is the relatively large plot sizes, which average about 0.08 hectares. A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. Many of the streets have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character.

Development proposals should ensure that:

- i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- ii) no healthy mature trees would be felled or likely to be damaged.
- iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
- iv) the existing building line along street frontages is respected.

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.
- It is proposed to construct a wraparound single storey rear and side extensions to the existing property. Given the single storey nature of the extensions, they would not be highly visible from the road and subsequently there would be no significant impact on the character or appearance of the area and would not affect the street scene protected under the Hiltingbury Road West section of the Chandlers Ford and Hiltingbury Character Area.

- Sitting in a wide plot, the proposed extensions would not remove the gap to the side of the property and therefore would not result in an unduly cramped form of development that would be undermine the spacious siting arrangement of this plot.
- The new vehicle access and parking area would be situated to the north-west of the dwellinghouse. The existing hedges are an important soft element in the local street scene and so it is regrettable that this new entrance would entail the loss of some of the existing Laurel hedge. However, it is considered that the green and leafy nature of the Nichol Road is still prominent, and the remaining hedges would be of a similar footprint and height of the hedges of 38 Nichol Road.

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 proposed single storey side and rear extensions would be located tight to the shared boundary with 34 Nichol Road. However, given the single storey nature of the extensions, it would not result in an adversely harmful impact upon the amenities of this neighbouring property. No objections have been received during the consultation period.
- The new parking area would result in the loss of the side garden area. However, it is considered that the application site would still retain an adequate garden which accords with the Council's adopted Standards for a private amenity area of a minimum size equivalent to 60% of the floor area of the dwellinghouse. As such, the proposal would not adversely impact upon the occupiers of the existing dwelling on the site.

Trees and landscaping

- There is a protected tree in the rear garden of 34 Nichol Road, but this tree is suitably distant from the proposed development area to require formal protection. There are no significant trees within the proposed development site. EBC Tree Consultant also raised no objection to the hedge being removed or opened to allow for a new access.

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 new vehicle access and dropped kerb do not require planning permission, as Woodlands Close is not a classified road.
- The new vehicle access is considered acceptable as it would be in a suitable location with adequate visibility and would be in excess of 10.0m from the closet highway junction. However, the applicant needs to apply for an appropriate licence to undertake the works from HCC.
- From the officer's site inspection, dropped kerbs are a common feature of the street scene and the road is not a busy one, resulting in no detrimental impact to safety. Further, the existing garage does not appear to be in use so the new parking area can help to optimise the use of road space and alleviate traffic congestion.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:

- Subject to conditions
- The current scheme in terms of its form and scale is smaller than the extant approved scheme, which is not considered to result in any material harm to the character of the area and any neighbours. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments