

DELEGATED OFFICER REPORT

Application Ref: H/23/94866

Site Address: 21 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor side extensions on either side of the property, single storey rear extension, partial garage conversion and the remaining front part to be extended in line with front of the house, and alteration to fenestration (Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• F/05/54212 - Addition of rear conservatory following demolition of utility room - Permit - 05/07/2005 • H/23/94459 - Loft conversion with front and rear dormer, partial garage conversion and the remaining front part to be extended in line with front of the house, two storey side extension, single storey rear extension and alteration to fenestration - Withdrawn By Applicant - 27/02/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two objections were received to the application as originally submitted. The neighbours raised the following issues and concerns: • The impacts on trees • The proposed front dormer loft windows are out of keeping with the area • Subsidence issue • Working hours • Noise and odour Following the receipt of amended plans, no further letter of representation was received.		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection, subject to condition		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 27 th January 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 (Chandler's Ford and Hiltingbury Character Areas – Hiltingbury Road West)

Assessment:

The application site contains a two-storey, detached, 6-bedroom dwelling with an attached catslide roof garage. The front of the site is fairly open with no discernible boundary treatments other than trees and hedges. To the rear is a private garden amenity space. The surrounding area is residential in nature and made up of sizeable, detached dwellings on good-sized plots. There are a mixture of styles and designs to properties within Gordon Road, but all are set back from the road with driveway and there are grass verges on either side of pathways, giving the area a spacious and open character. It was originally included the loft conversion with front and rear dormers in the proposals, however this element was deemed unacceptable and so it has been omitted. Following discussion with the agent, it was also agreed to reduce the size of the first-floor side extension to enable an increased gap to the western boundary. Amended plans and information were received on 07/06/2023, whereby the Local Planning Authority re-consulted the neighbours for a period of 10 days. No further letters of representation have been received. The development is now considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they 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.

- The proposal would increase the internal accommodation and so the resulting dwelling would be sited slightly closed to the properties on either side. However, it is considered that the proposed developments are appropriately sited and designed as they would maintain the predominant plot widths and continuity in building line as well as the roof line. Furthermore, currently there are two single storey additions (conservatory and flat roof extension) at the rear of the property, it is considered that the proposals would draw all the elements together to create an attractive, clean, and unified composition. Overall, the proposed remodelling would be a positive enhancement of the dwelling.
- The application also proposes the addition of white render to achieve a more contemporary design. Given the individual forms and styles of each of the properties along Gordon Road, it is not considered that the resulting rendered dwelling would appear out of place or harm the street scene or the character and appearance of the area. To protect the amenity and privacy of the adjoining residential property, the proposal does have large blank flank walls on the east elevation however it is not considered to be overly dominant or overbearing.
- The open gap at first floor level above the existing ground floor bedroom gives a quite pleasant rhythm to the street scene and an open feel despite the actual close proximity of each dwelling to its neighbours. The revised scheme would allow a better retention of a readable gap between the proposed first-floor side extension and the neighbouring property to the east (19 Gordon Road) as it only proposes to extend approximately 0.5m to the side (eastern boundary).

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.
- Whilst the proposed first-floor extensions on either side of the property would be closer to No.19 and 23 than the existing single storey range, they would just sit alongside the flank of those properties and therefore it would be difficult to argue that there would be significant impacts on neighbour amenity in terms of overlooking, overshadowing, and overbearing.
- The issues raised by neighbouring residents relating to noise, odour and subsidence issue are not material planning considerations, and therefore are either subject to separate legislation outside of the planning remit or are civil matters and cannot be taken into account in the planning assessment of this proposal.

Trees and landscaping

- There are a number of significant trees to the rear of the application property that are subject to Tree Preservation Order protection. No arboricultural information has been submitted, but it is considered that the closest tree – a birch – should not be impacted by the placement of the proposed development. There is risk, however, from construction access and activities on the root protection zones of the tree, but this can be mitigated through the use of construction exclusion zones as shown on a tree protection plan. A condition will be imposed to retain and protect the existing trees which form an important part of the amenity of the locality.

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 proposal would reduce the number of bedrooms, but 3 off-highway spaces are still required. It was noted from the site visit that the existing driveway can accommodate 3+ vehicles that is required under the SPD requirements

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:

- Subject to conditions
- The revised scheme is deemed acceptable and would not cause a significantly harmful impact on the amenity of neighbouring properties. The recommendation is

to permit.

- The application site falls within the Chandler's Ford and Hiltingbury Character Area, and Hiltingbury Road West zones and so it would be necessary to demonstrate that the root protection zones of the tree would not be affected. A condition is recommended to be included on the decision notice as suggested by the Council's Tree Consultant.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments