

DELEGATED OFFICER REPORT

Application Ref: H/23/95044

Site Address: 50 SHAFTESBURY AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3BP

Case Officer: Claire Campbell-Best

Description: Retention of single storey side extension and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area HRA Screening Criteria: River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/11782/003/00	Single storey rear extension	Permit – 01/08/1991
H/21/90791	Two storey rear/side, first floor side extension and alterations to fenestration	Dismissed at appeal – 01/02/2022
LDC/22/93408	Lawful Development Certificate for a ground floor side extension to add a utility room, accessed via the existing kitchen	Certificate Not Issued – 05/09/2022
H/22/94040	Two storey rear/side, first floor extension and alterations to fenestrations. Resubmission of previously refused application	Withdrawn – 13/04/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	The biodiversity enhancements of a bat box and plating evening primrose in the garden are acceptable. Evening primrose is a biennial plant, which means it only flowers in the 2 nd year and then it dies. It must be replanted every year to have flowers every spring and summer. It may self-seed if conditions are good, however this is not guaranteed. I would suggest planting additional perennial flowering plants or shrubs to ensure that there are flowers for pollinators for as long as possible during every flowering season.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 29/06/2023		

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:

Site and Proposal

The application site contains a detached two storey dwelling with a large single storey rear extension located on a corner plot at the junction of Shaftesbury Avenue and Chalvington Road. The dwelling is positioned centrally within the plot with the principal elevation facing Shaftesbury Avenue and is enclosed with hedging along the street frontages and along the side boundary shared with 52 Shaftesbury Avenue. Vehicular access is located to the rear of the property and is gained via a single access point from Chalvington Road. The surrounding area is residential in character with a mix of bungalows, chalets and two storey dwellings.

This application seeks the retention of a single storey side extension which is located on the eastern elevation of the host dwelling and is attached to the existing rear extension. The extension measures 3.15m in height, 3.65m in depth and 2.55m in width and has a flat parapet roof, maintaining the roof line of the existing extension and is finished in materials that matches the host dwelling.

The application also seeks permission for the alteration of the existing fenestration; this would include the replacement of the patio doors to the rear elevation with a set of aluminium bi-folding doors and the replacement of the obscure ground floor rear elevation window with an obscured window of a similar size.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the single storey side extension, bi-fold doors and window replacement is suited to the host dwelling in terms of its form, scale and appearance.
- The extension modest in size and is set well back from the principal elevation, it is noted the existing rear extension is substantial in size and is fairly prominent due to its corner plot orientation. However, due to the location of the most recent extension being sited away from Chalvington Road, it is concluded that the built form does not result in a harmful and undue prominent feature from this vantage point. Overall, the extension is considered to have minimal impact within the street scene.
- The design and layout of the extension respects the character of the host dwelling, it has the same roof design as the existing extension and matching materials. It was noted upon the site visit, that many of the properties have been extended to the rear and side at single storey level and would be in keeping with the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The development would continue to meet parking standards as the extension comprises of a utility room and not a bedroom, additionally the parking arrangements will remain with the extension in place. Therefore, no additional parking is required as a result of the development.

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.

- The extension does not have any side facing windows that would overlook into the garden of the neighbour to the east, no.52. There is a set of patio doors to the front elevation but this faces the front garden to the application site and as such, there are no privacy or overlooking concerns.
- Additionally, the proposed bi-fold doors face the rear garden of the site and do not generate any concern with regard to neighbouring amenity.

Ecology

- Due to the previous applications (H/21/90791 and H/22/94040) proposing two storey extensions, Ecology were consulted upon. They advised in the most recent application (H/22/94040) that a bat survey was required. This application does not involve any works/disruption to the roof of the host dwelling as the extension is single storey in nature and as such, no bat survey is required.
- The design and access statement submitted with this application states to enhance the biodiversity of the area, a new bat box will be installed on the southern elevation and new evening primrose will be planted in the rear garden. The Council's Ecologist has reviewed the Design and Access Statement and is satisfied with the enhancements set out and this will be recommended by way of informative.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐