

DELEGATED OFFICER REPORT

Application Ref: H/23/95234

Site Address: 17 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed dormer on the East elevation to the property with no windows. This is an amendment to an existing application (H/22/92977) that has received permission (AMENDED description)

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

Planning History?	Yes ☒	No ☐
• F/10/66669 - Two storey rear and first floor front extensions including alterations to roof and attached garage following demolition of existing - Refuse Planning Permission For - 13/04/2010 • F/10/68053 - Two storey rear extension, raising of ridge and front dormer window to provide first floor accommodation with attached garage to side following demolition of existing - Permit - 08/12/2010 • H/22/92977 - First floor extension, alterations to the roof structure to form gable ends to the front of the property and porch alterations - Permit - 12/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the proposed development		
Ecologist:	No response is required		

Site Visit:	Yes ☒	No ☐
Details: 9 th June 2022		

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 (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:

The application site contains a 1950s detached 3-bedroom bungalow set on a substantial plot. The property is finished in white render and has had a number of previous additions which include a two-storey rear extension and front dormer window. There is a gravelled parking area in frontage with low front boundary wall and a drive to the side leading to a single detached garage and a large rear garden. The site falls within an established residential area which displays a very mixed street scene with one and two storey dwellings of a range of designs and ages. An approval has been granted for a first-floor extension, roof alteration, and porch alteration for this property in 2022, but the agent has provided written confirmation that the existing approval has not implemented nor has the context of the site materially changed. This current application represents an amendment to the extant planning permission and seeks an additional approval for a dormer on the east elevation of the property. The development is 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.
- Grosvenor Road forms part of the Kingsway Special Character Area and is included within the Kingsway character area, and as described within the Chandlers Ford and Hiltingbury Character Area Appraisal (Kingsway), this area includes a range of detached dwellings, many with individual characteristics. The average plot size is about 0.11 hectares. There are many mature trees in the locality.

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 or mature trees would be felled or likely to be damaged
- iii) the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

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 proposed dormer in this location is deemed acceptable in principle. It is modest in size and so would remain proportionate to the host dwellinghouse and hidden from the main roof. It would not be visible from the street scene, and as such the resulting property would appear unchanged. Additionally, the use of matching materials would further enhance its seamless integration with the main house.

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.
- Due to no windows are proposed in the proposed dormer, it could eliminate any concerns of overlooking, ensuring privacy for both the residents and the eastern property (15 Grosvenor Road). Furthermore, its modest size and positioning would maintain a distance from No.15, preventing any issues of overshadowing or encroachment on their property. It should be noted that no objections were received from the neighbours during the consultation period, which indicates that the dormer does not adversely affect the surrounding residential amenity.

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.
- The proposed development is relatively minor and therefore no response is required from Ecology Consultations.

Trees and landscaping

- There are no significant trees within close proximity to the proposed development area. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposed development.

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 proposed dormer is intended to serve as a dressing room rather than an additional bedroom and therefore there is no requirement for additional parking spaces. Moreover, the property's front garden and side driveway offer ample space to accommodate multiple cars, there are no anticipated parking issues associated with the proposed dormer.

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
- Due to its modest size, position and design, the proposed dormer would not dominate the appearance of the dwelling as a whole and would not affect any neighbours. The recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		