

DELEGATED OFFICER REPORT

Application Ref: H/23/95327

Site Address: 7 KEEPERS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 4SB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of single storey side and single storey rear extension.

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3 letters of representations were received to the application, all of them raised the concerns about the deliveries and the obstruction of private driveways.		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 28 th June 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 site contains a 4-bedroom detached property. The dwelling itself has a prominent front gable with a detached double garage to the side and a conservatory to the rear. No.5 – 7 are accessed from a shared driveway off Keepers Close. The application proposes to construct two single storey extensions to the side and rear of the property to enlarge the ground floor area. It has been confirmed by the agent that the loft conversion will be constructed under Permitted Development. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<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.

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 application property is situated in a secluded location, not easily seen from Keepers Close. Due to its tucked away position, any development to the side and rear of the property is expected to have minimal visual impact on the street scene. While there may be glimpses of the proposed rear extension from certain vantage points, such as Shannon Way, the existing boundary treatment would help to minimize its visibility. Furthermore, the use of matching materials and adherence to a modest single-storey design ensures that the rear extension would not create a stark contrast with the host dwellinghouse.
- The proposed side extension is of a very modest size and is intended to replace the existing porch. Its scale is in harmony with the host dwellinghouse, which ensures that it would not alter the overall character of the property. The proposed rear extension is also designed to replace the existing conservatory and is also of single storey, its single storey design guarantees that the extension would not overpower the existing dwellinghouse.

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 application property benefits from being detached, affording it a respectful distance from neighbouring properties. The proposed extensions, following the similar footprints of existing porch and conservatory, would not encroach upon any boundaries. For these reasons, the proposed extensions would not cause any undue impact on neighbouring properties.
- By keeping the extensions at a single level, there is no risk of creating an overbearing effect or overlooking on neighbouring properties. It is also not considered to cause overshadowing problem or obstruct natural light sources to any neighbours.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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.
- Given that the application site is located at the end of a cul-de-sac and is shared a same driveway with neighbours, some neighbours raised the issue of parking and

deliveries. The primary concern is that deliveries to the application property may block the road or obstruct access to the driveway. These concerns have been duly noted and taken into consideration. However, it is considered that the proposed extensions themselves do not require numerous deliveries, therefore no specific condition or project management plan are required. A standard informative will be imposed in the decision notice to emphasise the importance of conducting deliveries with utmost consideration for the residents and traffic flow.

- The proposed single storey extensions are intended for purposes other than adding additional bedrooms to the existing property. As a result, the proposal will not impact on the existing car parking arrangements.

Other matter

- It is noted that the submitted plans include a rear dormer intended for a loft conversion. However, it has been confirmed by the agent that this loft conversion will be undertaken as a permitted development. As a result, this element falls outside the scope of consideration for the current application. The onus would be placed on the applicant to ensure that the loft conversion would fully comply with all relevant planning regulations and permitted development guidelines.

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 proposed loft conversion has not formed part of the consideration of this application.
- The proposed extensions would not significantly impact the street scene and would not adversely affect the residential amenity of neighbouring properties. Therefore, it can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments