

DELEGATED OFFICER REPORT

Application Ref: H/23/95096

Site Address: 4 HEATHFIELD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5RN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear extensions

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

Planning History?	Yes ☒	No ☐
• Z/10548/001/00 - Extension to existing dwelling - Permit - 29/03/1974 • LDC/22/94014 - Lawful Development Certificate for single-storey rear extension to 4m depth and a first-floor extension to 3m depth. - CLOPUD - Certificate Not Issued - 21/11/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 Objection was received to the application. The neighbour raised concerns about overlooking and loss of privacy.		
Parish Council:	No comments received		
Ecologist:	A precautionary approach to removing the tiles and roof panels and dismantling soffits and masonry has been outlined in section 4.5 of the report. This must be followed. A precautionary approach for hedgehogs is also recommended in section 4.14. If during the development excavated holes / trenches are likely to be left open, then timber builders' planks should be fitted as ramps to enable any wildlife including hedgehogs a means of escape.		
Tree Consultant:	No arboricultural objection, subject to condition.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd May 2023 and 14 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 property is a 3-bedroom detached chalet bungalow situated on a long plot with a substantial rear amenity space. The dwelling currently features front and rear dormers, which provide first-floor accommodation, and is further complemented by a driveway leading to a detached garage on the side. Additionally, there is a side gate that allows access to the rear garden. The surrounding area primarily comprises residential properties of varying types, including two-storey properties and bungalows. The application seeks approval to construct a two-storey rear extension with a pitched roof, which measures approximately 4.0m in depth and 8.8m in width. The works will result in associated internal layout alterations, and the enlarged ground floor area will facilitate the creation of an expanded kitchen space. The two-storey extension will also allow for the incorporation of two additional bedrooms on the first floor.

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.

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 two-storey extension is located at the rear of the property, ensuring minimal visibility from the street scene and limited views only from neighbouring properties. Given that no alterations will be made to the front elevation, the application property will maintain its existing appearance and therefore no substantial impact on the street scene. Also, according to the Character Area Appraisal, the surrounding area is not classified as a designated character area in Chandler's Ford, suggesting that the extension's presence is unlikely to significantly impact the established character of the locality.

Furthermore, the incorporation of a pitched roof in the extension's design serves to harmoniously merge the new addition with the existing structure. The use of this compatible roof style facilitates a seamless visual transition, resulting in a unified and aesthetically pleasing appearance. The choice of using matching materials, such as brickwork, further enhances its acceptability. The cohesive use of brickwork not only integrates the extension with the existing facade but also aligns with the neighbouring properties, contributing to the preservation of the area's architectural identity.

In conclusion, the proposed two-storey rear extension's location at the back of the property ensures its limited impact on the street scene and nearby properties. The absence of a designated character area in the locality suggests that the extension is not likely to adversely affect the area's established character. Furthermore, the use of matching materials and pitched roof design will help to maintain visual coherence and aligning with the surroundings.

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 issue of residential amenity has become a focal point of contention in the application due to the perpendicular angle between the application property and its neighbouring

property at 1 Maytree Road. Concerns were raised by the neighbour regarding potential overlooking and loss of privacy, particularly as the application property could have an unobstructed view of their property and a small portion of their private garden.

In response to these concerns, two site visits were conducted to carefully assess the situation. During the site visits, it was observed that the neighbour's first-floor windows are positioned at a high level, which means that any first-floor windows of the application property will not directly overlook the neighbour's first-floor accommodation. The only remaining concern pertains to the potential overlook of the neighbour's private garden.

It is accepted that the proposed first-floor windows in the two-storey rear extension could potentially have a view of the neighbouring property's private garden. However, upon careful consideration, it is evident that the level of overlooking from these windows will not significantly differ from the existing dormer window on the property. The agent has also provided evidence indicating that the additional view into the neighbour's garden is only approximately 3.5m², which is comparable to the sightline offered by the existing dormer window.

Given the similarity in the extent of overlooking between the proposed first-floor windows and the existing dormer window, it is reasonable to conclude that the impact on the neighbouring property's privacy is consistent with the existing situation. The minor increase in the view onto the garden, as supported by the provided evidence, does not constitute a strong ground to warrant a refusal of the application.

From a planning perspective, it is essential to evaluate the proposed development's overall effect on the area and the rights of neighbouring properties. In this case, the limited additional view onto the neighbouring garden is not considered to result in a substantial loss of privacy or amenity for the neighbouring property.

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.

There are numerous records of bats very near this site and proposals involve extensive works to the roof. There are also records of hedgehogs. As such, a preliminary ecological appraisal is required, including an internal inspection of the loft.

The Bat Survey report by Crossman Associates (April 2023) has been provided, which the Council's Ecologist has reviewed and agreed with its content. A precautionary approach to removing the tiles and roof panels and dismantling soffits and masonry has been outlined in section 4.5 of the report. This must be followed. A precautionary approach for hedgehogs is also recommended in section 4.14. If during the development excavated holes / trenches are likely to be left open, then timber builders' planks should be fitted as ramps to enable any wildlife including hedgehogs a means of escape.

Trees and landscaping

There are several mature oak trees to the rear of the application property. These are subject to a Tree Preservation Order. The applicant has submitted an arboricultural report, detailing the proposed protection measures for the trees. The Council's Tree Consultant is satisfied with the proposed protection and thus, is happy with the development to be consented. No arboricultural objection was raised.

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 two-storey rear extension, which will add two additional bedrooms to the first-floor level, will result in the transformation of the application property from a 3-bedroom dwelling to a 5-bedroom dwelling. This increase in the number of bedrooms requires the provision of 3 parking spaces. It is considered that the existing side driveway of the property has the capacity to accommodate the required number of parking spaces without any modifications or additional works. As such, there are no issues with the parking provision.

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
- In conclusion, after a thorough assessment of the proposed two-storey rear extension from a planning perspective, particular attention has been given to the potential impact on residential amenity. The concerns raised by the neighbouring property regarding overlooking and loss of privacy have been carefully considered. While it is accepted that the new first-floor windows in the extension may have a limited view of the neighbour's private garden, the extent of overlooking is not substantially different from the existing dormer window. Moreover, the proposed development retains a high level of compatibility with the host dwellinghouse and surrounding residential context as well as will not be highly visible from the street scene. In light of these considerations, it is reasonable to conclude that the proposed development is acceptable in principle, and thus merits consideration for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		