

DELEGATED OFFICER REPORT

Application Ref: H/23/95276

Site Address: 14 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two and single storey rear extension. First floor front extension. Single storey front extension. Raised patio to the rear. Internal alterations. New porch. Alterations to fenestration (Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/03954/003/00 - Two storey front and side extensions - Permit - 07/03/1996 • F/07/60125 - Two storey rear extension and single storey rear extension with balcony - Withdrawn By Applicant - 07/06/2007 • H/20/87448 - Two and single storey rear extension, first floor front extension single storey front extension, new entrance with glass canopy, raised patio to the rear, integral garage conversion - Permit - 20/05/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received to the application, the neighbour emphasised that Condition 4 in previous approved scheme (H/20/87448) is essential. Also, the proposed side window which faces toward their patio and garden area nearest the house should be obscured glazing.		
Parish Council:	No comments received		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

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 (Chandler's Ford and Hiltingbury – Hiltingbury Road West)

Assessment:

The application property is a two-storey detached brick build dwelling, which features an internal garage and a large parking area to the front of the property. At the rear of the property, there is a raised patio, along with stairs leading to a spacious, well-landscaped garden. The surrounding area is residential in nature. A majority of the dwellings are detached and set within attractive gardens, many of which have undergone modifications over the years. Moreover, many properties in this area have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character. The current application closely resembles the previously approved scheme from 2020 (H/20/87448), which seeks approval to construct a first-floor front extension, a single storey front extension, a two-storey and single-storey rear extension, a new porch, a new raised patio, and an internal garage conversion. However, unlike the previous application, the current proposal features a reduction in the footprint of the raised patio. It should be noted that the previous approval has now expired, and it was observed from the site visit that no approved developments from the previous application have been implemented yet.

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.
- Despite the expiration of the previous approval (H/20/87448), the current application closely resembles the previous scheme, which indicates that the proposed developments have already undergone a thorough assessment. The only difference (the reduction in the footprint of the raised patio) is considered a thoughtful approach which will not cause any harmful impact to the host dwellinghouse.
- The application property benefits from a large plot, and therefore the proposed developments will not result in overdevelopment. All the proposed developments will not extend beyond any side walls of the host dwellinghouse, their scale and proportions will remain modest and in harmony with the host dwelling, maintaining

a balanced appearance.

- There are a mixture of styles and designs to properties within the area. Considering that most neighbouring properties have already undergone changes, the addition of the proposed developments are not expected to stand out or disrupt the established street scene. The application property will blend seamlessly with the diverse architectural styles present in the vicinity. By using matching brickwork and gable roof designs for the first-floor front extension and new porch, the proposal is also considered to respect and preserve the original features of the host dwellinghouse, enhancing its overall character.

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 existing boundary treatment and the presence of trees along the fence line serve as effective natural screens, ensuring that there will be minimal impact in terms of overlooking from the application property to adjacent neighbours. However, it was noted that a condition was imposed in the previous granted approval, to ensure the southern boundary fencing is at a height of 2m (when measured up from the level of the raised patio) to safeguard the amenity of the neighbouring residents. In this current proposal, this condition will be upheld, further ensuring privacy, and maintaining a harmonious relationship with neighbouring residences.
- The reduction in the footprint of the raised patio also contributes to mitigating the potential for any land erosion issues or unwanted disturbances to neighbouring properties.
- The inclusion of a new side-facing window, serving the ensuite, is expected to be obscured glazed. It ensures that the window will not compromise the privacy of neighbouring properties and prevent any direct views into neighbouring property.

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.
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement will remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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, the proposal respects the residential amenity of neighbouring properties and the character of the area. As such, it can be recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		