

DELEGATED OFFICER REPORT

Application Ref: H/23/95063

Site Address: 79 ASHDOWN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QX

Case Officer: Claire Campbell-Best

Description: Retention of front porch

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge HRA Screening Area Tree Preservation Order 239-E and 58-H		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
H/19/85967	Front extension	Permit – 11/09/2019
PN/19/85433	Prior Notification: Single storey rear extension. Depth 6 metres, maximum height 3 metres, eaves height 2.9 metres	Prior Approval Not Required – 15/05/2019

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>2no. objections on amended plans (summarised):</u> - Amended plans still show the porch is forward of the building line - A front/extension porch will set a precedent with the road - The proposal states a porch but the extension has been built to incorporate lounge - Continues reduced outlook <u>2no objections on original plans (summarised):</u> - Porch is forward of the building line - Loss of light - Loss of outlook - Street scene is detrimentally harmed		
Chandlers Ford Parish Council:	We believe that this development is out of keeping with its immediate neighbour, which have only a standard size porch and now one across the entire width of the house. Additionally it extends forward of the building line, to the detriment of the neighbourhood.		
Trees:	<u>Updated comments received 26/07/2023</u> Subject to compliance with the arboricultural documents – in particular the remedial work – we remove our holding objection to the retrospective application. If you are minded to approve the application, please condition the following: Recommended remedial work to the rooting areas of the trees, as stated in the arboricultural report reference CBA11764v1, must be completed within 6 months from the date of this decision. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged, or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority (via a Tree Preservation Order application). Reason: To retain and		

	protect the existing trees which form an important part of the amenity of the locality. <u>Original comments received 17/05/2023</u> <u>Arboricultural Documents</u> None <u>Comments</u> There are several mature trees to the front of the application property, which are subject to a Tree Preservation Order. The proposal appears to be larger than that permitted in 2019, although it is not easy to tell. Certainly additional foundations have been dug for the halted additional front extension. The development may be within the Root Protection Areas of protected trees and, thus, may have had a negative impact. However, without arboricultural information – tree survey and impact assessment – it is not possible to determine. Further, condition 4 of H/19/85967 stated: No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area of any tree, defined as a distance of 12 times the diameter of the stem (as measured at 1.5m). Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. There clearly has been and still is placement of goods and material within the RPAs, which is a breach of condition. We will require, in addition to the tree survey and impact assessment, a method statement detailing any remedial work (e.g. to the soil), if it is deemed that there has been a negative impact. Therefore, we raise a holding objection and request arboricultural information.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2023		

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: <u>Site and Surroundings</u> The application site contains a two storey, semi-detached dwelling located on a corner plot on the junction of Ashdown Road and Charnwood Crescent. The dwelling is set back

from the road by a front garden which wraps around to the side of the property where a protected tree is located. The property has a front porch/extension which is the subject of this planning application, there is also a single storey extension to the rear. The surrounding area is residential in nature and features dwellings of a similar character that feature front porches and attached garages that are forward of the building line.

Proposal

This application seeks the retention of a front porch. Planning permission for a front extension/porch with a mono-pitched roof was granted in September 2019 (H/19/85967). A front extension was constructed at a greater depth with a flat roof which was not in accordance with the approved plans permitted under H/19/85967 and as a result, Enforcement action has taken place.

The plans submitted for this application show that the porch would now have the same depth permitted under H/19/85967 (1.3m) and would have a flat roof instead of a mono-pitched roof. The porch would continue to span the width of the host dwelling.

Concerns were raised with regards to the bulk to the flat roof which also overhung unnecessarily at the front. Amended plans were received 20 June 2023 which show the roof will be flush with the porch.

Background on Previous Planning Application H/19/85967

As noted, the site received planning permission for a front porch with identical dimensions (albeit the roof form). The Planning Officer at the time concluded the development would not cause harm to the character and appearance of the area.

While the proposal of this application has been described as a front porch rather than a front extension, having compared the approved plans under H/19/85967 and this application, the plans indicate the structure does not incorporate the lounge. Therefore, this application will assess the proposal as a front porch.

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 where the principle of development is acceptable.

As noted, the previously granted planning permission is also a material consideration upon the assessment of this application.

Design and Layout

The front porch, following the receipt of amended plans, is considered to be acceptable with regards to its overall design, scale and appearance. The amendment to the flat roof reduces unnecessary bulk and prominence and although wider and slightly higher, the flat roof design is similar to the porches seen within the surrounding area.

It is noted the porch is forward of the front building line, however there are various examples within this section of Ashdown Road whereby porches and garages are forward from the building line of properties. The porch subject to this application extends only marginally beyond the adjoining neighbouring porch. Given this and the consideration that the site obtained planning consent for a similar sized structure, it is considered the porch would not detrimentally alter the character area to such a degree that this application warrants refusal.

Residential Amenity

The neighbour most impacted by the porch is the adjoining neighbour, no.77 Ashdown Road who have raised concerns that the porch results in the loss of light to their front garden and outlook from their bedroom window.

The porch to no. 79 extends 0.15m further forward than the front porch to no. 77 that is located next to it. The front garden is also south facing, as such, given these factors it is considered that the porch would not adversely affect the amount of light received to the neighbour's front garden.

Additionally, the porch is single storey in nature and it is unlikely to alter the outlook from the bedroom window of no. 77 to an unacceptable degree.

Trees

As a protected tree is in close proximity, Trees were consulted upon, they advised that as the porch had been larger than permitted in 2019 there may have been negative impact within the Root Protection Areas and requested a tree survey and impact assessment to assess this.

Additionally, the Tree Officer reviewed the site photos and could see placement of building goods and materials within the Root Protection Areas which is a breach of condition 4 of planning permission H/19/85967. Due to this, Trees also requested a method statement detailing any remedial work if it is deemed that there has been a negative impact,

An Arboricultural Report by CBA Trees was received on 20 July 2023. The Tree Officer has reviewed this report and is content with the remedial measures set out in the report. This will be secured via condition.

Other Material Considerations

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.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: On balance, given the similar planning history of the site and the amendments made to this application, approval is recommended subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐