

DELEGATED OFFICER REPORT

Application Ref: H/23/95427

Site Address: 29 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Bay window to front of dwelling and detached garage

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 ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	Condition: The development must accord with the arboricultural report reference 231558 - AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 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 two-storey white rendered semi-detached dwelling. The property is situated at a considerable distance from the road, and its front garden, which includes a parking area, spans approximately 50m. The surrounding area primarily consists of residential properties, comprising a mix of bungalows and two-storey

dwelling. The application seeks approval to add a bay window to the front elevation and construct a detached garage within the front garden area. Following discussions with the agent, certain adjustments were agreed upon, including pushing back the garage slightly and lowering its roof pitch. Amended plans were received on 28 July 2023, and these changes were deemed as improvements to the original proposal and were considered minor in nature, therefore not requiring a re-consultation process. 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.

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 developments, including the addition of a bay window and a detached garage, are unlikely to significantly impact the character of the street scene and the surrounding area. The application property's substantial setback from the road, along with the presence of a weeping willow tree within the front garden, helps to screen the bay window, ensuring that it will not cause any undue visual disruptions. The visual impact on the street scene will be minimal.
- The neighbouring semi-detached pair also features a front bay window, and the inclusion of a similar bay window in the application property can contribute to restoring visual balance and consistency between the houses. Also, the materials, colours, and proportions chosen for the bay window align with the overall style of the host dwellinghouse, ensuring a seamless integration that respects the existing character of the house.
- Regarding the proposed detached garage, while it will be visible from the street scene, historical evidence from Google Street View reveals that a similar design of detached garage previously existed in front of the property several years ago. This past precedent indicates that the proposed garage aligns with previous developments in the area, and its reinstatement at a similar position will not disrupt the visual coherence of the street scene. Moreover, the proposed landscape features around the garage will help to enhance its aesthetics, contributing positively to the area.

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 addition of the bay window to the property is considered a very minor alteration, and its position and size are not expected to cause any adverse impacts to the adjacent neighbour (27 Valley Road).

- While the proposed detached garage will be situated relatively close to 1 Acorn Drive, the impact on the neighbouring property's views and natural light has been mitigated by lowering the roof pitch. And given its single storey nature, it is reasonable to conclude that the proposed garage will not cast substantial shadows on 1 Acorn Drive.

Trees and landscaping

- The front garden of the application property currently hosts several Trees Protected by Tree Preservation Orders (TPO). To retain and protect the existing trees which form an important part of the amenity of the locality, a condition will be imposed: The development must accord with the arboricultural report reference 231558 - AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

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 introduction of a detached garage at the front garden is unlikely to result in parking issues within the area as it is designed to provide a functional covered parking space. Its location can also maintain clear visibility for both pedestrians and vehicles.

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 proposal will not create a detrimental impact to its locality and cause no harmful impacts to the neighbours. As such, the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments