

DELEGATED OFFICER REPORT

Application Ref: H/23/95254

Site Address: 25 CHALMERS WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4LR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension to replace conservatory. First floor side extension with single storey side extension. Rooflights to loft storage space (Amended description)

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

Planning History?	Yes ☒	No ☐
• F/07/61784 - Single storey side extension - Permit - 25/01/2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations were received commenting on the originally submitted proposals, one was comment, stating that the proposed rooflights may allow noise transfer, and the other was objection raising that the proposals will affect the boundary between both properties. After receiving the amended plans, both neighbours were informed about the changes, but no further feedback was received.		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 8 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 39)

Assessment:
The application property is a two-storey semi-detached dwelling located on a trapezoidal plot, characterized by a widening at the rear that gradually narrows towards the front. The property occupies a cul-de-sac terminus and features a fully hipped roof, with its construction primarily comprising red brick, accompanied by a rendered finish on the upper section of the external walls. There is a single storey extension to the side and a conservatory to the rear of the property. The site falls within an established residential area formed of dwellings of a similar size, design, and scale set in either semi-detached pairs or forming part of short terraces of four. Other than the proposed first-floor side

extension and a single-storey rear extension, the application originally included a hip-to-gable loft conversion and a two-storey side extension. However, the design, which involved a two-storey side extension set forward from the first-floor extension (with the existing ground floor side addition), would have created a tiered effect that appeared as two separate side extensions to the main house. This particular configuration would be completely alien within the context of the area and was considered as an unsympathetic addition to the main house. Following discussions with the agent, it was agreed to refine the proposal. Specifically, the initially proposed hip-to-gable roof alteration is slated for omission, and the proposed two-storey side extension will be downsized to a single-storey format. Amended plans were received on 19 July 2023, both neighbours who commented to the proposal were informed about the changes. The revised proposal is now 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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 39) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
 - ii) Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
 - iii) Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
 - iv) Retain and extend the continuity in building line.

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.
- Given that the application site is occupied at the cul-de-sac's terminal point, any developments to the front and side of the property will be visible from Chalmers Way and even Yorke Way. However, the proposed first-floor and single-storey side extensions have been modified to mitigate their visual impact. Through setting back from the principal elevation and a design that positions them below the main roofline, both elements will appear subservient within the overall composition. The subtle tiered effect will also add visual interest to the property. Furthermore, the revised single-storey side extension is considered modest in size which lends itself to a minimally intrusive visual presence.
- While the shallow pitched roof of the proposed single storey rear extension is not considered a typical roof form, its positioning at the rear of the property affords it limited visibility within the wider surroundings.
- The use of materials that are consistent with the original dwelling, such as the brown/red brick and rendered finish, will ensure a seamless transition between the

host dwellinghouse and the proposed extensions.

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.
- Concerns raised by the adjacent semi-detached neighbour (27 Chalmers Way) regarding potential noise transfer through the proposed rooflights have been acknowledged. However, it is noted that the primary function of the loft space is for storage rather than as an additional bedroom. As such, the noise generation stemming from this space is anticipated to be minimal. The proposed rooflights are less likely to result in disturbances.
- The issue raised by another neighbour (23 Chalmers Way) regarding the impact on the shared boundary has also been evaluated. It is considered that the proposed side extensions will maintain a measured distance from the common boundary, thereby no potential encroachment onto the neighbour's land. Furthermore, the application property has an angle relationship with its adjacent neighbours. This non-parallel orientation will mitigate any material harm to the light or outlook currently enjoyed by the occupants of any neighbours. The absence of side-facing windows on the first-floor extension will further reduce the impacts in terms of overlooking.
- The proposed single storey rear extension serves as a replacement for the existing conservatory. While it will boast a deeper projection compared to the current conservatory, with a depth of approximately 5.4m, its shallow pitch roof (gently slopes upward from 27 Chalmers Way's side to the opposite end) can ensure that the lower eave height is positioned on neighbour's side, mitigating any adverse effects on this property. Additionally, the rear extension is positioned to the north of 27 Chalmers Way, this placement can reduce any potential for overshadowing or undue obstruction of natural light.

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.
- No additional bedrooms will be added to the application property and therefore the proposal will not impact on the existing car parking arrangements.

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 revised extensions will not create a detriment to neighbouring properties and are considered subservient additions to the host dwellinghouse. The recommendation is to permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		