

DELEGATED OFFICER REPORT

Application Ref: H/23/95328

Site Address: 7 DEAN ROAD, FAIR OAK, EASTLEIGH, SO50 7JE

Case Officer: Claire Campbell-Best

Description: First floor side extension and erection of new ground floor utility room to the rear. (Amended Description and Plans).

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/13870/002/00	Single storey side extension	Permit – 16/05/1994

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. objection from 1 Dell Close (Summarised): - Side extension will block light into the side of the house - Overlooking into rear garden		
Fair Oak Parish Council:	No objection		
Ecology:	There are records of bats, common lizards, common toads, great crested newts, nesting swifts and hedgehogs in the vicinity of this site. I don't see any obvious potential bat roost features either on the existing single storey extension or the main roof where the proposed extension would attached to the main house. There is a palm tree on the side of the house that would be affected by this proposal and could be used by nesting birds. Bird nesting season is considered to be between 1st March and 31 August inclusive. Vegetation removal is recommended only outside of these months unless the tree is checked for nesting birds before the start of any works. If evidence of an active bird's nest is found during construction, a 5m buffer must be erected around the nest to protect it from distance until after the chicks have fledged and left the nest.		
Southern Water Services:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 29/06/2023		

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:

Site and Surroundings

The application site contains a two storey, semi-detached dwelling with a single storey side extension located on a corner plot on the junction of Dean Road and Dell Close. The property itself has a pitched roof, is finished in red brick and is set back from the road by a front and side garden laid to lawn. To the rear of the dwelling there is a porch with steps leading into the rear garden. Off-street parking is provided by a driveway and a garage which is accessed via Dell Close. The surrounding area is residential area and features two storey dwellings of a similar age and character.

Proposal

This application seeks approval for the construction of a first floor side extension that would be located over the existing ground floor side extension. It would have a pitched roof and would be set down from the ridge of the main house. When viewed from Dean Road and Dell Close, the proposal would appear as a two storey side extension. The first floor would comprise an additional bedroom, dressing room area and ensuite.

A single storey rear extension would replace a rear porch and external steps. Amended plans were received which show the roof form has been changed to a flat roof (from a pitched roof) and the overall height lowered to match the height of the current porch (3.2m approx.) The rear extension would also have a similar depth of the existing porch but would be slightly wider at 3.9m. There would also be alterations to the existing fenestration to the existing ground floor extension; the rear facing kitchen window would be reduced in size and the side facing kitchen window would be removed.

The proposed extensions would be finished in materials that would match the existing.

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 of Fair Oak where the principle of development is acceptable.

Design and Layout

- The design of the first floor side extension, single storey rear extension (upon receipt of amended plans) and alterations to the existing fenestration are suited to the host dwelling in terms of its form, scale and appearance.
- The first floor side extension is a subservient addition to the host dwelling. The amended roof form and reduced height to the single storey rear extension results in a less bulky addition. As both the side and rear extensions can be seen within the public realm due to the corner plot location, it is considered both extensions would not appear overly prominent within the street scene and respects the character of the property.
- From a site visit, it was noted there are a few examples of two storey side extensions within the local vicinity (1 Dean Road and 13 Dell Close) therefore, the first floor element would be in keeping within the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The neighbour to the rear of the site, no. 1 Dell Close has raised concerns with regards to the development overlooking into their garden and loss of light received to the side of their house. It is noted the single storey rear extension would result in an additional ground floor window at a slightly elevated position. However, from the submitted site plan, it appears the rear extension would not look directly into the

private rear amenity space of no.1 Dell Close as there is a section of rear garden to no. 5 Dean Road between the site and this neighbouring garden with fencing and vegetation along these boundaries. Additionally, the extension would serve as a boot/utility room and would not be in frequent use. Therefore, it is not considered the rear extension would not cause unacceptable overlooking with regards to this neighbour.

- The first floor side extension would not result in any built form being closer to no. 1 Dell Close and there would still be a separation distance of 12m between the two properties. The properties are orientated so that the rear of no. 7 Dean Road faces the side elevation of no. 1 Dell Close, of which there are 2no. first floor side windows that serve a hallway and bathroom and are considered non-habitable rooms. Due to these factors, it is considered the proposed extension would not adversely impact upon the amount of light received to no. 1 Dell Close.
- Therefore to conclude, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Highways Safety and Parking

- The development proposes an additional bedroom, resulting in a 4no. bedroom house which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the garage and driveway within the curtilage of the site and as such, there are no parking or highway safety concerns.

Ecology

- Owing to the nature of the development, the Council's Ecologist was consulted upon. They reviewed photos of the site and advised a non-protected palm tree to the side of the property would be affected by the proposal. They advised this tree could be used by birds during the nesting season and any clearance of the tree and other vegetation should be removed outside of these months. This will be recommended by way of informative.

Other Matters

- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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: This application is recommended for approval, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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