

DELEGATED OFFICER REPORT

Application Ref: H/23/95537

Site Address: 10 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 1EJ

Case Officer: Alexandra Stone

Description: First floor extension over the existing garage space. Addition of gable end to roof facing road. New porch. Conversion of the existing garage to habitable space(Resubmission H/22/94350)

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders - Not within Chandler's Ford Character Area		

Planning History?	Yes ☒	No ☐
Z/13174/002 – Permit - 09/1985 Two storey rear extension H/22/94350 – Refuse Planning Permission – Garage conversion, first floor side extension over the existing garage space, addition of gable end to roof facing road and new porch		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment/No Objection		
Ecologist:	Requested site photographs, noted on previous application No Objection.		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site		

Site Visit:	Yes ☐	No ☐
Details: 01/03/2023		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>
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:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details of the proposal complying with the relevant planning policies as set out below.

The application is a resubmission from a previous application which was refused. Although changes have been made to address the roof line issue, these are considered very minor as it appears the roof has been lowered by approximately 0.6m and a small barn hip has been added to the side elevation.

The proposed alterations drastically alters the appearance of the modest chalet bungalow and takes away the existing character, modifying it to appear more as a two storey dwelling. The porch and gable frontage create a visually intrusive appearance within the street scene and is not in keeping within a row of modest bungalows.

Character and Appearance

The current property is a pleasant, detached, chalet bungalow with matching front bay windows and a couple of small dormer windows. While the property has been extended to the side, this is a subservient addition with its low roofline and eaves respecting the proportions of the existing bungalow. The property has also been extended to the rear, but again this follows the existing roof shape and so blends in with the property.

It is considered that the proposed first floor side & rear extension would be a poor addition to the dwelling. While the first floor extension follows the current set back, its eaves and ridge height has been significantly raised so it reads as more of a two storey extension that would be out of keeping with the proportions of the chalet bungalow. Furthermore, the proposed extension has been designed to maximise internal space at the expense of integrating the extension into the existing chalet bungalow and as a result the first floor extension has ended up with an awkward roofline, which includes an unattractive flat roof section, bulky side gable and a mixture of opposing roof shapes and additional rear projection. The full two storey bulk of the extension is most noticeable at the rear, where it runs along the entire width of the property, and completely dominates the current modest chalet bungalow.

In terms of the prevailing character, the properties immediately adjoining the site are mostly modest chalet bungalows, of differing styles, which are set in from their boundaries and their ridge heights drop down with the slope of the road. Although some of these properties have been extended (including 12 Merdon Avenue - next to the site), these extensions tend to be sympathetically designed to suit the features host properties.

In contrast, it is considered that the proportions, design and detailing of the proposed first floor side & rear extension would detract from the appearance of the existing chalet bungalow and would have a knock-on detrimental impact on the character and appearance of this section of Merdon Avenue.

Other Considerations

- The application site is set on a lower ground level than its neighbour at 14 Kendal Close and there is high fencing, retaining structures, vegetation and the neighbours garage along this boundary. As such the proposed first floor extension although siting alongside the garden of no.14 will not dominate the outlook of the neighbouring property.

- 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.
- While the proposal includes a garage conversion there is sufficient space on the property's frontage to accommodate three cars in accordance with the council's residential parking standards.
- The bungalow is sited in a good sized plot, with a large garden and the proposal would not be an overdevelopment of the site.
- The development would not have an adverse impact upon trees or other natural features worthy of retention. Had the application been recommended for approval then an arboricultural method statement could have been condition to ensure the TPO trees were protected during the construction period.
- The property is of a relatively recent design and construction and as such has negligible potential to support roosting bats.
- 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:

Recommendation:	PERMIT ☐	REFUSE ☒
-----------------	--	---

Comments ...
