

DELEGATED OFFICER REPORT

Application Ref: H/23/95150

Site Address: 12 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 2FE

Case Officer: Claire Campbell-Best

Description: Partial garage conversion, single storey rear extension, first floor side extension and alteration to fenestration

Particular Site Constraints	Yes ☐	No ☒
Within Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/26556/001/00	Single storey rear extension	25/04/1991

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. letter of support received from 10 Kingsway		
Chandlers Ford Parish Council:	No comments received		
Ecology:	There are records of bats and hedgehogs near this site. I have reviewed the site visit photos and do not see any potential bat roost features. Please could add the following informatives to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at https://www.britishhedgehogs.org.uk/found-a-hedgehog/ Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/07/2023		

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:

Assessment:

Site and Surroundings

The application site contains a two storey, semi-detached property located on the western side of Kingsway. The property benefits from a single storey side and rear extension, the side element encompasses an integral garage. The house itself has a tiled, hipped roof and has a ground to first floor bay window to the front elevation and is finished in red brick to all elevations. The properties south of the site are similar in appearance and design. The properties in the wider surrounding area are mixed in terms of their form, design and appearance.

Proposal

This application seeks permission for the construction of a first floor side extension, a single storey rear extension which would replace the existing rear extension, partial garage conversion and alterations to the existing fenestration.

The first floor element would be sited over the existing garage and side extension, when viewed from Kingsway this would appear as a two storey side extension. The proposal would have a part hipped roof and part flat roof and would measure approximately 2.5m in width, 8.2m in depth and would have an overall height of 6.0m.

The single storey rear extension would replace an existing part bricked, part glazed extension with a staggered rear bult line and differing roof lines. The new extension would have the same depth (3.6m) and width (8.4m) as the existing, the overall height would be 3.2m. The proposal would be more uniform in appearance and would have a consistent flat roof line and form and proposes the same materials as the host dwelling (red brick).

The proposed alterations to the existing fenestration on the north elevation at ground floor level would involve replacing a ground floor side facing window with a slightly smaller window and the addition of 1no. window.

The proposed extensions and fenestrations would be finished in materials that would match the host dwelling.

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 Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the first floor side extension, single storey rear extension and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The majority of the development would be within the existing footprint of the host dwelling. While the first floor element would be visible from the street, the subservient appearance of the extension would not result in an overly prominent feature within the street scene. The use of matching materials would ensure the development would be respectful to the character of the host dwelling and sit comfortably within the wider surroundings.
- The similarly designed properties to the south have all been extended to side, some at two storey level. The proposal would be similar in design with the two storey side extension seen at no. 4 Kingsway. Therefore, it is considered the development would be in keeping within the locality.

- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The proposed first floor side extension would be sited over the existing garage and side extension at ground floor level which spans the depth of the host dwelling. The first floor side extension would not project any further past the current side built line of the host dwelling. A minimum 4.0m separation distance would remain between the application site and the neighbour to the north, no. 14, a one storey bungalow.
- The proposed first floor extension would result in 1no. side facing window which would serve an ensuite. The southern side elevation to no. 14 does not have any windows or rooflights that face no. 12, as such, there are no overlooking or loss of privacy concerns.
- The proposed first floor extension does not extend beyond the front or rear built line of no. 14 and would not impact upon the light or outlook received to this neighbour.
- The proposed single storey extension, as noted would replace an existing extension of a similar size, there is a shed along the shared boundary to nos. 12 and 14 and a rear extension of a similar depth to the neighbour to the south, no. 10. As such, it is considered due to the existing relationship and the adequate screening in place, the new extension would not adversely impact upon these neighbours.
- There would continue to be an 11m (approx.) distance from the proposed rear extension to the rear boundaries with the neighbours to the west. While it is noted there is some additional glazing to the new extension, it is not deemed excessive and would not cause an unacceptable loss of privacy or overlooking when compared to the current situation.
- As such, given the above factors, 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 proposal would result in an additional bedroom and the loss of off-street parking as a result of the partial garage conversion. The property would become a 4no. bedroom dwellinghouse which requires 3no. parking spaces as set out in the Residential Parking Standards SPD.
- Whilst no parking plan has been submitted as part of this application, it is noted the front garden could be further utilised for parking. The Town and County Planning (General Permitted Development) Order 2015 (as amended) sets out provisions for hardstanding, therefore this alteration may not require planning permission. Owing to the existing retained driveway and front garden, it is considered that there is sufficient space for the required off-street parking and as such there are no highway or parking concerns.
- Additionally, there is ample on-street parking along Kingsway and as such, it is considered unnecessary to secure an off-street parking condition in this instance.

Other Matters

- The single storey rear extension is sited right up to the shared boundary and the rear extension to no. 10. Certificate B has been signed as part of this application and adequate notice has been served to the neighbouring occupier. A party wall advice note will be recommended to the applicant by way of informative.
- 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 ☐