

DELEGATED OFFICER REPORT

Application Ref: H/23/95535

Site Address: 104 BODYCOATS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2JD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension with flat roof.

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

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		
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. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 27 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 an end-of-terraced dwelling featuring a front porch and a single-storey flat roof addition acting as a utility room at the rear of the property. Adjacent to the property, there is a parking and garage area serving multiple properties, alongside a pedestrian road that facilitates access to the rear street (Avon Garden). The surrounding area is residential in nature, comprising similar styles of terraced and semi-detached properties. The application seeks permission for the construction of a single-storey flat

roof rear extension, which incorporates a sky lantern. The existing utility room will merge with this proposed rear extension, creating a single, larger rear extension, measuring approximately 6.3m in depth by 6.2m in width. 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 single storey extension will be positioned at the rear of the property, and therefore the proposal will not introduce any significant alterations to the property's frontage, preserving the familiar street scene. While the adjacent public pedestrian road provides a vantage point for observing the proposed development. Nonetheless, it essentially represents an enlargement of the current rear addition. Consequently, it is unlikely that this structure will stand out within the overall street scene.
- The proposed extension is considered to align closely with the existing rear addition, effectively extending the established architectural style of the original property. Its flat roof design and the use of matching materials ensure a harmonious integration with the surrounding structures.

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 single-story nature and the use of a flat roof design will prevent overshadowing and significantly minimise the risk of obstructing sunlight or views for neighbouring residents. With no additional stories or windows overlooking adjacent properties, the privacy of neighbouring properties remains largely unaffected.
- Furthermore, it is considered that the proposal acts as a smooth transition between the existing rear addition and the proposed extension. As such, the adjacent neighbours will not experience significant differences from what's already there.

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.
- The proposal does not include the addition of any bedrooms therefore does not generate a need for additional parking provision.

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 detriment to neighbouring properties and is considered a subservient addition to the main house. Therefore, the recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments