

DELEGATED OFFICER REPORT

Application Ref: H/23/95538

Site Address: 5 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FF

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor extension above an existing garage and a replacement single storey rear extension.

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

Planning History?	Yes ☒	No ☐
• F/05/55787 - Rear conservatory - Permit - 03/02/2006 • F/08/62213 - Single storey side extension, side boundary wall and raising of garage roof following demolition of rear existing garage - Permit - 02/06/2008		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 3 rd August 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 a two-storey, three-bedroom, detached dwelling, which is positioned slightly higher in elevation than the road itself. The front elevation of the property presents various features, including a brick construction complemented by a rendered finish on one half, a first-floor balcony, and a sheltered area that extends over the front entrance and side garage. To the rear of the property, there is an enclosed garden with a rear conservatory and a converted detached garage. There are two major house typologies in Kingsway Gardens, the first type is the two-storey detached dwellings featuring integral garages and balconies, and the second type is the two-storey detached dwellings, characterised by cat slide roofs, and projected balconies. The current application seeks approval for the addition of a first-floor side extension above the existing

garage and the replacement of an existing single-storey rear conservatory. The proposal 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 first-floor side extension will be set back from the principal elevation and lower than the main ridge height. Consequently, it will appear as subservient when viewed from the street scene. Furthermore, numerous examples of first-floor side extensions are readily observable within the locality, with even the adjacent neighbour at 7 Kingsway Gardens having undertaken a similar development. As such, the proposal is considered to reflect the established architectural character of the area.
- While the proposed construction materials of vertical timber cladding for the exterior finishes cannot be found in the host dwellinghouse, it was noted from the site visit that the external finishes of neighbouring properties exhibit a diverse range of materials. As such, the resulting property will harmonise well with the overall street scene and not stand out discordantly.
- The proposed ground floor rear extension is intended to replace the existing conservatory and serve as a living space. It will occupy a similar position to that of the existing conservatory, maintaining the current roof form. Although the selected materials (vertical timber cladding and a zinc roof) were not used in the original building, the rear location of this extension mitigates any potential adverse visual impact on the surrounding area.

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 proposed first-floor side extension's positioning adjacent to the flank wall of the neighbouring property (7 Kingsway Gardens) and therefore it will not obstruct natural light or create overshadowing concerns.
- The location of the proposed rear extension mirrors that of the current structure. Consequently, it is anticipated that neighbouring properties will not experience significant deviations in their residential amenity as a result of this replacement.
- According to the submitted elevation plans, the application also includes the alteration of the front balcony's balustrade. The plan is to replace the existing vertical bar design with clear glass. While different in material, the replacement of

the balustrade with clear glass is anticipated to have no additional impact on neighbouring properties as both materials allow visibility through them.

- Moreover, it's worth highlighting that the proposed clear-glazed Juliet balcony to the rear shares a similar design intent with the front balcony's balustrade. This type of balcony, by its nature and design, restrict occupants from stepping out onto it, thereby eliminating any potential for overlooking issues.

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 will add a bedroom on first floor level and will result in the application property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It is considered that the existing driveway has the capacity to accommodate this specified number of vehicles.

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
- It is considered that the proposal is in keeping with the character of the locality and would not have a harmful impact upon residential amenity. Therefore, it can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments