

DELEGATED OFFICER REPORT

Application Ref: H/23/95610

Site Address: 8 TUSCAN WALK, CHANDLER'S FORD, EASTLEIGH, SO53 2AL

Case Officer: Claire Campbell-Best

Description: Single storey rear and side extension following demolition of existing garage

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/09/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a modest, detached bungalow set in a generous plot. The property is set back from the road by a front garden and a hardstanding driveway which leads to a detached single garage. The surrounding area forms a cul-de-sac of mainly detached single and chalet style properties all set within good-sized plots surrounding a central green open space. <u>Proposal</u> The application seeks approval for the construction of a flat roofed single storey side and rear extension following the removal of the existing garage, this would wrap around the south-east of the host dwelling. The proposed rear extension would allow for a larger open plan kitchen/dining/family area, the side extension would comprise of a garage and store. The rear extension would have a depth of 3.3m, a height of 2.8m and a width of 13.8m (which encompasses the side element). The side extension would have a width of 3.7m, a height of 2.8m and depth of 8.3m. This 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 single storey side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. The design of the proposal is considered to be modest and subservient to the dwellinghouse.
- The majority of the development would be sited to the rear, the side element would be set well back from the host dwelling, therefore, the proposed development is not considered to be a visually dominant feature within the street scene and would not detract from the character of the dwelling.
- Many of the properties with Tuscan Walk have garages set back to the side of dwellings with a variance of roof forms, therefore, it is considered the development would be in-keeping with the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- The proposed side extension would replace a garage and would be set back slightly from the boundary shared with no. 6 Tuscan Walk than the current existing built form. While it is acknowledged the side element would be higher than the existing garage by 0.4m, due to the existing relationship, the proposal is not considered to result in an adversely harmful impact upon the amenities of this neighbouring property. Further, it is noted that the set back and boundary treatment would sufficiently screen the development and there are no side facing windows therefore, there would be no concerns with regard to overlooking.
- There are no concerns regarding any unacceptable loss of privacy, light or outlook concerns with regards to the proposed development and the neighbour to the east (no. 10) due the adequate separation distance and orientation of the neighbouring property.
- 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.

Highways Safety and Parking

- The development would be result in any additional bedrooms, the host dwelling will remain a 3no. bedroom property which requires 2no. spaces as set out in the Residential Parking Standards. This would be provided by the proposed garage and existing driveway within the site and as such, there are no highway or parking concerns.

Other Material Considerations

- 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 ☐