

DELEGATED OFFICER REPORT

Application Ref: H/23/95768

Site Address: 16 SHERWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DE

Case Officer: Claire Campbell-Best

Description: Replace existing conservatory roof with a solid hipped roof and replace existing conservatory frames and glazing.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Orders 251-E and 253-E Great Crested Newts – Amber Zone		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/09/64436	Construction of timber framed car port with log store following demolition of existing single garage (amended design)	Permit – 13/03/2009
F/08/63735	Construction of single timer framed car port with log store following demolition of existing single garage	Permit – 29/12/2008
F/08/63396	Two storey front, rear and side extension with front and rear facing dormer windows and an increase in ridge height	Permit – 26/09/2008
F/07/61785	Alterations and extensions to existing dwelling including integrated double garage	Refuse – 28/01/2008
F/07/60805	First floor alterations and extension with 3 dormer windows to front and rear elevation and replacement garage	Withdrawn – 26/09/2007
F/07/59600	First floor alterations and extensions, two dormers to front and rear elevations and replacement garage	Refuse – 11/05/2007
Z/04543/002/00	Single storey front extension	Permit – 25/05/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	No objections – Informatives advised		
Trees:	No objection		

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

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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:

Site and Surroundings

The application site contains a detached chalet bungalow with front and rear dormers situated within a good-sized plot. The property is set well back from the road with a driveway laid to gravel, to the front of the site there is a detached carport. To the rear, there is a conservatory which is the subject of this application. The surrounding area is residential in nature, the application site is located within a row of similarly sized detached chalet bungalows with front dormers, some properties have fully glazed features to their frontages.

Proposal

This application seeks to replace the existing conservatory glazed flat roof with a solid, tiled hipped roof with 2no. glass panels and replace the existing conservatory brick frame and glazing. The footprint of the conservatory would not increase in size but there would be a small increase in height of approximately 0.40m. The frame and glazing would be finished in brickwork to match the existing host dwelling and white uPVC glazing, the roof would be tiled in carbon grey slate tiles.

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 replacement roof, frame and glazing to the conservatory is suited to the host dwelling in terms of its form, scale and appearance.
- The works proposed are modest and the height increase to the roof is minor in scale. Overall, the proposed works would ensure the conservatory is more practical as habitable accommodation and the design would rejuvenate the existing structure.
- The conservatory is sited entirely at the rear of the property and is not visible within the public domain, therefore there would be no impact upon the street scene.
- The introduction of carbon grey roof tiles would be a new material to the host dwelling, however this material is not considered to be overly prominent or detract from the character of the property due to the small expanse that would be used.
- The design and layout respects the character and appearance of the locality, there is a variance of contemporary and traditional design within the street scene and the proposal would be in keeping with the wider surroundings.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- 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 it is noted the roof will slightly increase in height, the conservatory is orientated and suitably distanced away from the neighbour to the south, no. 18 and is therefore not considered to adversely harm the amenities of this neighbour.
- The amount of glazing would not be increased, the rear garden has adequate boundary treatment which would screen this glazing. As such, there are no overlooking or loss of privacy 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.

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 ☐