

DELEGATED OFFICER REPORT

Application Ref: H/23/95691

Site Address: 3 AVONBORNE WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1TF

Case Officer: Dorothy Hei-Tung-Hoh

Description: First floor side extension above existing garage. Single storey side extension to form porch with associated landscape works

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 were received		
Parish Council:	No comments were received		
Ecologist:	There are records of bats near this house however I have reviewed the house photo on Google Maps and do not see any potential bat roost features.		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/23/95691).		

Site Visit:	Yes ☒	No ☐
Details: 17 th 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 (Chandler's Ford and Hiltingbury Character Areas - North Miller's Dale)

Assessment:
The application property is a two-storey, four-bedroom, detached dwelling with an attached garage, featuring an entrance door positioned on the side with a canopy above it. The property is located within the North Millers Dale area, originally built in the 1980s. The area exhibits certain design and layout elements that contribute to its urban village character. The application seeks approval for the construction of a first-floor side extension, which will expand the existing first-floor bedroom. Additionally, the proposal

includes the construction of a single-storey side extension in front of the entrance door, to serve as a porch. It is also noted from the submitted floor plan that a portion of the garage will undergo conversion into a WC and utility room.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury Character Areas (North Miller's Dale) which provides the following guidance on developments and that they should ensure that:
 - i) the open areas, greens and network of footways are retained
 - ii) the open plan character of the locality is retained
 - iii) the quality of the design, layout and materials used in any new buildings or extensions reflect the character of, and are in proportion to, the existing development

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.
- Situated at the end of a minor roadway, there is a lengthy road and a row of trees in front of the application property that serves to obscure its presence. Therefore, even though the proposed developments can be seen from the front elevation, they will not prominently visible within the street scene.
- While the proposed first-floor side extension will employ cladding as its building material, a material not found in the host dwellinghouse, it is recognised that the properties in this area encompass a diverse range of styles and material compositions. In light of this, the introduction of a contrasting material is not considered to pose any adverse impact on the area's character. Additionally, it has been confirmed by the applicant that the cladding will be of a dark grey colour, a non-intrusive colour that harmonise with the existing side gate, thereby contributing to integrate well within the visual context.
- The proposed first-floor side extension will be set down from the main roofline to appear subservient and maintain proportionality with the existing development. This design approach is also considered to avoid obstructing the entirety of the first-floor space above the garage, preserving a sense of openness.
- The inclusion of an oak post and frame to create the porch, along with the associated landscape works, is deemed to significantly enhance the aesthetics of the host dwellinghouse and the entirety of the application site. Additionally, these design elements will contribute positively to the overall visual appeal of its surroundings.

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.

- In consideration of the separation distance and the relative positioning of the application properties and the nearest neighbouring property (4 Avonborne Way), the proposed first-floor side extension will not result in any adverse effects upon this neighbour in terms of loss of light and loss of outlook.
- There are no side-facing windows proposed on the first-floor extension, thereby no potential for overlooking 4 Avonborne Way.
- Given the nature and design of Juliet balcony, which does not permit outward projection, the proposed rear first-floor window (featuring a frameless glass Juliet balcony) is unlikely to give rise to any significant overlooking concerns. Moreover, it should be noted that a major road separates the application property from the neighbouring properties at the rear, it further mitigates the likelihood of any line of sight to the rear neighbours.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats near this house and therefore the Council's Ecologist has been consulted as part of this planning application. However, it was advised that there are no potential bat roost features, only informatives are recommended to be included on the decision notice.

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.
- Despite the conversion of the garage and the construction of the single storey side extension, resulting in the loss of one parking space, it was observed from the site visit that alternative parking spaces are available in front of the property and on the existing driveway. As such, the parking provision remains acceptable and in compliance with relevant standards.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments