

DELEGATED OFFICER REPORT

Application Ref: H/23/95976

Site Address: 62 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HB

Case Officer: Claire Campbell-Best

Description: Erection of external glazed canopy to rear elevation

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Nature Conservation: SAC, SPA, Ramsar and River Tree Preservation Order (58-H)		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/95949	Part retrospective replacement of 2m high leylandii boundary hedge and low brick wall with 1m-1.8m high fence and planting to front and side boundaries (amendment to refused application H/23/94653)	Withdrawn – 13/09/2023
LDC/23/95541	Lawful Development Certificate for a Proposed Use or Development: Glazed canopy fitted to rear elevation of property	Certificate not issued – 21/07/2023
H/23/94653	Part retrospective replacement of 2m high leylandii boundary hedge and low brick wall with 1.8m high fence and low brick wall to front and side boundaries	Refuse – 30/02/2023
Z/13157/004/00	Ground floor front extension	Permit – 28/02/1984
Z/13157/003/00	Erection of conservatory	Permit – 10/06/1981

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1no. objection received from 54 Heathlands Road (summarised): - The proposal is the same as the refused Lawful Development Certificate Application with no change in details - No plans or drawings submitted - Boundary encroachment concerns - No allowances for guttering to prevent rainfall flooding garden LPA Note: In response to the neighbour comments regarding the lawful development certificate application being refused. This was because the canopy did not fall with permitted development regulations and a planning application would be required. In response to the no plans or drawings being submitted with the application – proposed elevations were received and these were also emailed to the neighbour. The plans submitted with this application were sufficient enough to determine the application.		
Chandlers Ford Parish Council:	No comments received		
Trees:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/10/2023		

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; Character Area Appraisals.

Assessment:Site and Surroundings

The application site contains a two storey detached dwelling which occupies a corner plot on the junction of Common Road and Heathlands Road. The dwelling is set back from the highway by a hardstanding driveway and front garden which wraps around to the side and a small portion to the rear of the property. The surrounding area is residential in nature and features one and two storey dwellings of similar age and design.

Proposal

This application seeks approval to erect a canopy with a curved roof which would be located to the rear elevation of the host dwelling and close to rear boundary. The proposed canopy would span the width of the property, it would have a depth of 0.7m and would have a height up to 2.5m. The canopy would have a clear, glazed roof and would be supported by metal posts. There would also be a gutter along the entire width of the canopy which would remove any surface water away from the boundary shared with no. 54 and to a drainage point within the application site.

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.

Character and Appearance

- The design of the canopy is suited to the host dwelling in terms of its form, scale and appearance. The proposal would be a modest addition to the host dwelling and would be a lightweight structure.
- It is acknowledged due to the corner plot location of the dwelling, the canopy would be visible from certain vantage points along Common Road and Heathlands Road, however the canopy is not considered to be an unduly prominent feature and would not cause adverse harm within the street scene.
- During the site visit, it was noted the adjacent property (no. 60 Common Road) has a similar lean-to type structure along the rear elevation. As such, the proposed canopy is not considered to detract from the character of the surrounding area.
- 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.

- The neighbour to the south, no. 54 Heathlands Road expressed concerns the canopy would encroach onto their boundary. The plans submitted with this application indicate this would not be the case. The agent has also confirmed there would be no encroachment and an informative regarding any potential encroaching will be advised to the applicant.
- The same neighbour also has concerns that rain/surface water could potentially flood their rear garden. An amended plan was received which shows guttering would be installed along the canopy which would resolve this matter.

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 ☐