

DELEGATED OFFICER REPORT

Application Ref: H/23/95818

Site Address: 45 CORINTHIAN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2AY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey front and side/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/05/54652 - Two storey rear extension and detached single garage - Permit - 05/09/2005 • F/07/59774 - Single storey extension to existing garage - Permit - 04/06/2007 • H/23/94624 - Single storey front and side extensions - Withdrawn By Applicant - 03/04/2023		

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

Site Visit:	Yes ☒	No ☐
Details: 13 th October 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 - Scantabout and Peverells Wood)

Assessment:
The application property is a 3-bedroom detached dwelling featuring dormers at the front and side to facilitate first-floor accommodation. There is a detached garage located at the lower end of the rear garden, which appears to have undergone conversion into a garden room. The surrounding area is residential in nature and primarily comprises detached dwellings (although there are also some semi-detached and some terraced dwellings as well). There are two distinct styles: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs. This application is an amended version of a previously withdrawn application (H/23/94624) which was deemed to have an adverse impact on the

surrounding street scene. The current application addresses concerns by reducing the dimensions of the proposed front extension and introducing an L-shaped side/rear extension to create a squared-off layout for the rear ground floor of the dwelling.

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 (Scantabout and Peverells Wood) which provides the following guidance on developments and that they should ensure that:
 - i) the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties
 - ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots

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 adjusted front extension, as proposed, will not extend across the entire width of the property, and appears more resemblance to a front porch, reflecting a modest size that is unlikely to cause any significant impacts on the street scene. Additionally, the applicant has confirmed adjustments to the exterior materials for the front extension, opting for a cream render instead of the initially proposed cladding to harmonise with the host dwellinghouse. This modification is viewed as an appropriate measure for enhancing integration with the existing building, avoiding a visual discord within the street scene.
- The proposed single storey L-shaped extension, intended to fill the void in the side/rear part of the existing building, will not extend beyond the side wall of the property, thereby remaining unseen from the street scene. Employing matching brickwork further serves to maintain the original character of the host dwellinghouse, integrating the extension seamlessly into the host dwellinghouse.

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.
- While the proposed single storey rear extension will be positioned relatively close to the shared boundary with 43 Corinthian Road, taking into account the presence of a detached garage along the shared boundary on the neighbour's side, this development will maintain a distance from any habitable area of No.43, thereby mitigating any harmful impacts to this neighbour.

- In consideration of another adjacent property, 47 Corinthian Road, due to the single-storey nature of the proposed development and its distance from the shared boundary, the proposed single storey side extension is not considered to cause any adverse impacts to this neighbour in terms of loss of light, outlook and privacy.

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 proposed extensions will not incorporate any additional bedrooms so they will not impact on the existing car parking arrangements.

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