

DELEGATED OFFICER REPORT

Application Ref: H/23/95398

Site Address: 11 TREVOSE CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3EB

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension to form annexe.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water 2m Buffer – Foul Sewers and Surface Water Drains		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/13/73417	One and a half storey rear extension, alterations to roof including revised dormer window to provide first floor accommodation and construction of new porch	Permit – 20/11/2013
F/13/72988	One and a half storey extension, alterations to roof including new dormer window to provide first floor living accommodation and construction of front porch	Permit – 18/09/2013
F/13/72250	One and a half storey rear extension, alterations to roof to provide first floor accommodation and construction of front porch	Permit – 14/05/2013
F/08/63076	Alterations and addition to roof to provide living accommodation	Permit – 19/08/2008
F/08/62000	Alterations and additions to roof to provide accommodation	Refuse – 12/03/2008

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Two letters of objections received from 16 and 18 Treloyhan Close (summarised):</u> • Occupants to no. 11 Trevoise cannot keep on top of maintenance within the site currently and there are vermin issues. • Extension would be seen from kitchen/dining room. • Trees to the rear boundary would screen the extension but they are not protected. • Extension is too large • Access path to the proposed extension/annexe is too narrow		
Chandlers Ford Parish Council:	No comments received		
Southern Water Services:	It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close to the sewer.		

	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.
--	--

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

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.

Assessment: <u>Site and Surroundings</u> The application site is a detached bungalow with first floor living accommodation and a rear conservatory set within a triangular plot that narrows at the front of the site. The site has a large rear garden and is bound by a combination of fencing, trees and vegetation. The surrounding area is residential in nature and contains detached bungalows, many of which have been altered and extended over time, resulting in sizeable dwellings <u>Proposal</u> This application seeks permission for a single storey side and rear extension that would wrap around the southeastern side of the host dwelling. The existing rear conservatory would be removed to make way for the proposals. The side element of extension would form an annexe for a disabled family relative and would comprise of a lounge with kitchen facilities, a shower room and a bedroom and would have an access door and path. The rear extension element comprises of a family room between the host dwelling and annexe and would be a shared and internally linked room. Upon discussions with the applicant, amended plans were received which show the eaves height to the side element of the extension have been slightly lowered from 3.3m to 3.0m (approx.) and the roof form changed to a part shallow hipped roof to the side element due to design and neighbouring amenity concerns. The rear element would have a pitched roof with 4no. rooflights and overall, the extension would be finished in materials that would match the host dwelling. <u>Principle</u> 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. <u>Design and Layout</u> The design of the single storey side and rear extension, upon receipt of amended plans is suited to the host dwelling in terms of its form, scale and appearance. The amended shallow hipped roof reduces the bulk and would appear as a subservient addition to the host dwelling. The setting down of the eaves would also reduce any

undue overbearing. As such, the development is considered acceptable would not detract from the character of the property.

- The majority of the proposed extension would be sited to the rear of the host dwelling, only the side element would be visible from the public realm and would be set well back from the principal elevation. Additionally, the site is located towards the end of the close where the development would not be overly visible within the street scene and would not be a significantly prominent feature.
- It is acknowledged that development is relatively substantial in respect of its size and scale, however the proposal is not considered to be an overdevelopment of the site due to the size of the plot. Additionally, many of the bungalows within Trevoise Close have been heavily extended over time, resulting in sizeable detached dwellings. The development would not result in the host dwelling being disproportionate to the properties within the street scene.
- The path that would be formed to provide suitable access to the annexe is narrow (1.0m in width), however as the annexe could also be accessed from within the main house, this path is not a necessary requirement in planning terms. As such, the path is considered acceptable as a means of access to the annexe.

Residential Amenity

- The neighbour most impacted as a result of the proposals would be the neighbour to the northeast, no. 10 Trevoise Close, this property is positioned on lower ground levels than the application site.
- The proposed side extension would be set in by a minimum of 1.0m from the shared boundary with no.10 and there would be a minimum separation distance of approximately 1.45m between the two properties. It is acknowledged this is a tight arrangement, however, no. 10 is located close to the boundary line and is orientated so that it skews away from no. 11 and as a result the separation distances between the proposal and no. 10 would increase towards the rear (2.5m approx.) and is considered acceptable.
- As noted, the proposed extension would be in close proximity to the side elevation of no. 10, where there are 3no. windows. These windows serve a bedroom/office, a dining area and a sitting room. During the site visit it was noted the dining area and sitting room have an open plan arrangement and the sitting room also has patio doors and an additional window which is the primary source of light.
- The bedroom window already receives limited amount of light due to its location and the vegetation directly in front of it. There are concerns the proposed extension could impact further upon the amount of light received, however on balance, given the existing relationship, the extension is not considered to result in an unacceptable impact that would warrant refusal of this application.
- The amended height of the side extension ensures that there would be no undue overbearing with regards to no. 10. The 1.8m high fencing and mature vegetation along the shared boundary would help to screen the majority of the development.
- The extension proposes a front and rear window, the rear window would directly face the rear garden to the application site and does not generate any overlooking concerns. The front window would face the street scene and would have an oblique view to the bedroom window to the side elevation of no. 10. As mentioned, there is vegetation directly in front of this window; this combined with the oblique view to the neighbours window is considered to be suitable mitigation which would alleviate any privacy or overlooking concerns with regards to the proposed front window.
- The neighbours to the rear of the site in Treloyhan Close have raised concerns that the extension would look into their kitchen and dining room (no.16). There would be a separation distance of just over 22m between the proposed extension and nos. 16 and 18 and meets the guidance set out in the 'Quality Places' SPD. Additionally, the rear boundary to the site is marked with a combination of fencing, mature trees and vegetation which would adequately screen the extension, as such there are no privacy or overlooking concerns.

- The neighbours have also raised concerns with regards to the untidiness of the site, while not a planning matter, an informative will be advised to the applicant that building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties.
- In respect to the site attracting vermin; it is advised the neighbours report this to Environment Health who will be able to deal with this matter under separate legislation.
- Overall and to conclude, while there are some concerns the extension could impact upon no. 10, on balance when considering the abovementioned factors, it is concluded that 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.

Annexe

- The proposed extension would have internal accommodation that consists of a main living space with a small kitchen area, a bedroom and a shower room. There would also be a family room that would be internally linked to the main house, the rear garden would also be shared amenity space between the host dwelling and the annexe. A disabled relative of the applicant intends to use the annexe and is considered ancillary accommodation to the main house. A condition will be secured to limit the use of the annexe so that it remains ancillary and that whoever resides in it must be directly related to the occupiers and that it cannot be let out separately.

Highways Parking and Safety

- The proposed extension would result in an additional bedroom, resulting in a 5no. bedroom dwelling which would require 3no. off-street parking spaces. The driveway to the front of the site can accommodate the spaces required by the Council's Residential Parking Standards.

Other Material Considerations

- The proposed extension would be sited over a public foul sewer. Southern Water were consulted upon and they requested a pre-commencement condition whereby the applicant must submit a build over application. The applicant has agreed to this condition via email.
- 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, on balance, is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐