

# DELEGATED OFFICER REPORT

**Application Ref:** H/23/96072

**Site Address:** 12 COMMON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1HF

**Case Officer:** Claire Campbell-Best

**Description:** Single storey front/side extension and single storey rear extension (Part Retrospective)

| Particular Site Constraints                                                                             | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| Within Urban Edge<br>Within Established Residential Area<br>HRA Screening Criteria: SAC, SPA and Ramsar |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>                                                                                                                  | No <input type="checkbox"/>              |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Reference        | Description                                                                                                                                              | Decision                                 |
| H/23/94940       | Demolition of porch and erection of infill extension to front extension                                                                                  | Withdrawn – 25/09/2023                   |
| PN/23/94981      | Prior notification for the construction of a single storey rear extension (depth 6.0 metres, height at eaves 2.40 metres and maximum height 2.70 metres) | Prior approval not required – 28/04/2023 |

| Publicity:                     | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:               | <p><u>3no. objections received (summarised):</u></p> <ul style="list-style-type: none"> <li>• Rear extension blocks out sunlight</li> <li>• Overbearing</li> <li>• Work to the rear extension carried out 7 days a week and during unsociable hours</li> <li>• Visually intrusive</li> <li>• Rear extension will reduce property price</li> <li>• Loss of privacy</li> <li>• Excessive noise, dust and burning</li> <li>• Poor design</li> </ul> <p><u>The application also received one comment (summarised):</u></p> <ul style="list-style-type: none"> <li>• Planning statement is incorrect</li> <li>• Ecology survey should take place</li> <li>• Rear extension should not be allowed due to other poorly designed extensions in the surrounding area</li> </ul> <p><u>LPA Comment:</u></p> <ul style="list-style-type: none"> <li>• Property prices are not a material consideration upon the assessment of this application.</li> <li>• The planning statement has been amended to show the current council as the Local Planning Authority</li> <li>• The other matters raised by residents will be addressed in the assessment below.</li> </ul> |                                      |                                    |
| Chandlers Ford Parish Council: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      |                                    |
| Ecology:                       | This application is a resubmission of previously withdrawn application H/23/94940, however the description of that application was Demolition of porch and erection of infill extension to front elevation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |                                    |

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|  | <p>The previous application did not include a side or a rear extension. There are records of bats, common toads and hedgehogs very near this site.</p> <p>I have reviewed the photos again and do not think that a bat survey will be required, however please could you add the following informative to the decision letter:</p> <p>In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a></p> <p>As the side and rear extensions have the potential to affect hedgehogs and toads, a precautionary working method to protect them will be required. This can be conditioned and must include either covering excavations and open pipes at night or adding a rough slanted board to allow the escape of any animals that might fall in during the night. Any hedgehogs or toads found on site must not be disturbed, but be allowed to move on their own to a place of safety.</p> <p>Biodiversity enhancements will be required. A bat brick and a hedgehog house may be appropriate. Planting more flowering plants will attract insects which provide food for bats and other wildlife.</p> |
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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 27/11/2023 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>National Planning Policy Framework</b><br/><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><u>Site and Surroundings</u></p> <p>The application site contains a detached bungalow located on the eastern side of Common Close. The property is set back from the road by a driveway with side access to a rear garden, containing an outbuilding in the eastern section of the plot. The surrounding area features detached bungalows of a similar age and character, many of which have been altered and extended to the rear.</p> <p><u>Proposal</u></p> <p>This application is part retrospective; the single storey rear extension is complete. Initially, a prior notification application was granted for this extension which has not built in accordance with the approved plans; the height of the eaves to the rear extension exceeds the height of the eaves of the host dwelling. The plans submitted in this application show the rear extension in its accurate built form. This extension has a shallow sloping roof and measures 6.0m in depth, 7.3 in width. Due to the slope, the roof</p> |

measures 2.8m and increases to 3m (moving towards the main house), the eaves to the extension are higher than the host dwelling. The rear extension is finished in materials that match the host dwelling. The rear extension contains an open plan kitchen and lounge as well as a separate W.C and is served by a set of bi-fold doors and 2no. windows to the rear elevation and 1no. window to the side (northwest) elevation.

This application also seeks the approval of a flat roofed single storey side/front extension located on the northeastern elevation of the host dwelling. This would square off the front of the bungalow and would measure approximately 1.9m in depth, 3.0m in width and a height of 2.6m and would be served by 2no. windows to the front elevation and 1no. window to the side (northwestern) elevation and would be finished in matching materials. This would allow for internal reconfigurations to the host dwelling and would see the living and kitchen area moved to the rear of the property and the bedrooms relocated to the front.

There would also be alterations to the existing fenestration; this would include repositioning the front door from the principal elevation to the side (northwestern) elevation and the addition of 1no. window to the same side elevation which would serve a bedroom.

### 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.

The site also has recently approved prior notification for a single storey rear extension with similar dimensions as proposed in this application. This is a material consideration and is included in this assessment.

### Design and Layout

- The design of the single storey rear extension, while discordant with the host dwelling with a higher eaves level and relatively sizeable, on balance, is not considered to cause significant detrimental harm to the character of the property or the street scene. The extension is sited entirely at the rear of the host dwelling and is not visible within the public realm, alleviating any undue prominence or overbearing to the locality.
- The planning statement submitted with this application states there are various examples of rear extensions which have a higher eaves height than their respective host dwellings. It is acknowledged while these examples do not display high qualities of design, it is important to note this is a common feature within surrounding area and it would be unreasonable to refuse the application on design grounds.
- The single storey front/side extension would alter the principal elevation to the host dwelling, however, the extension is considered to be a modest and subservient addition, the flat roof would ensure there would be no additional massing to the existing roof. Moreover, the principal elevations to the bungalows within Common Close have no strong uniformity and there is already a variance that already exists. As such, it is considered the front/side extension would not cause harm to the host dwelling nor the surrounding area.
- The development would not be an overdevelopment of the site and sufficient amenity space remains.

### Residential Amenity

- The neighbours most impacted as a result of the proposals would be the neighbour to the north, no. 11 Common Close and the neighbours to the south, nos. 59, 61 and 63 Common Road.

- No. 63 has raised concerns that the rear extension is overbearing and blocks the light received into their rear garden. In terms of light, due to the orientation of the garden to no. 63 (north facing), this garden is already limited in the amount of light it receives and it is considered the extension would not significantly alter the light received to no. 63's garden to an unacceptable level. It is acknowledged the rear extension does alter the outlook for this neighbour, however, given the extension is non-compliant under prior notification guidelines due to the eaves height only and not its overall height, on balance the extension is considered acceptable.
- There are also concerns the rear extension impacts upon the bedroom windows to no. 11. The northwestern elevation of the rear extension has 1no. window which serves the kitchen and faces the side elevation of no. 11 of which there are 2no. windows, each serving a separate bedroom. The kitchen window to no. 11 has the potential to create overlooking and privacy concerns with regards to the neighbouring bedroom windows. As such, a condition will be applied to obscure glaze the kitchen window to alleviate those concerns.
- The rear extension also limits the outlook and light received to the 2no. bedroom windows to no. 11. However, when taking into account that had this extension been built in accordance with the plans approved under the prior notification application these concerns would not have been taken into consideration. Therefore, while it is considered unneighbourly, due to the above factors, it would be unreasonable to refuse the application due to loss of outlook and light concerns.
- The application also proposes an additional window serving a bedroom and the relocation of the front door to the northwestern elevation of the host dwelling. The window and door would face the same side elevation of no. 11 but would not have any views into the bedroom windows. As such, these alterations are deemed acceptable.
- The proposed single storey front/side extension due to its siting, would appear to slightly reduce the outlook to a bedroom window on the eastern elevation to no. 11. However, this is not considered to significantly impact their outlook and as such, the front extension would not adversely impact upon this neighbour.
- With regards to the neighbours concerns regarding noise, it is advised that any building works being carried out during unsociable hours should be reported to Environment Health who will be able to deal with these concerns under Environmental Health legislation. The applicant will be advised of the considerate builders note by way of informative.
- To conclude, given the strong material consideration with regards to the single storey rear extension and that a similar sized structure can be constructed under the prior approval route, a planning balance has been applied. It is acknowledged this element of the proposal is unneighbourly but ultimately, the extension does not impact upon the character area and neighbouring amenity to such an unacceptable degree that the application warrants refusal.

#### Highways Safety and Parking

- The development does not propose any additional bedrooms, the property will remain a 3no. bedroom bungalow which requires 2no. off-street parking spaces as set out in the Council's Residential Parking Standards SPD. This can be accommodated by the driveway to the front of the site.

#### 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.*

*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:** On balance, this application does not cause significant adverse harm to the street scene or the residential amenity, the application is recommended subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐