

DELEGATED OFFICER REPORT

Application Ref: H/23/96234

Site Address: 245 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey side and rear extensions with rear facing dormer

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:	I don't think a formal survey is required but if a bat is discovered during any subsequent works they must stop immediately and Natural England contacted for advice.		
Tree Consultant:	No arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 1 st November 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:
The application property is a 4-bedroom detached bungalow, featuring a rear dormer and a detached garage located at the side. Situated within a small close on Hursley Road, the application site is part of a row consisting of 3 detached bungalows. The immediate surrounding is residential in nature. The current application seeks planning approval for the construction of a single storey side extension, intended to replace the existing garage, along with a single storey rear extension. Additionally, the proposal includes a rear dormer. Following a thorough assessment of the submitted plans and a comprehensive site visit, the proposal cannot be supported due to the following reasons:

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.

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 current proposal aims to elongate the existing ridge line through the addition of a single storey side extension. The application site and its adjacent neighbours (247 and 249 Hursley Road) in the small close maintain a well-proportioned and cohesive appearance, contributing positively to the area. Any increase in width for any of these bungalows would create a jarring contrast, disrupting the established architectural rhythm and delicate balance. Despite the agent's argument about the lack of precise consistency in the ridge line of Nos. 245, 247 and 249, these structures collectively present a harmonious group.
- The orientation of the application property towards North Millers Dale, a significant junction, means that any alterations at the front of the property would notably stand out. While the agent emphasises that the adjacent property on the right-hand side (243 Hursley Road) shares a prominent location with the application site and has an extensive ridge line by adding a single storey side extension, it's crucial to emphasise that each application is determined based on its own merits. The planning consent granted for its single storey side extension was over 30 years ago, during a period significantly distinct in terms of policy and guidance compared to the present. Furthermore, No.243 is outside the row of bungalows within that small close. As such, this neighbouring property should not serve as a precedent. Replicating No. 243's elongated ridge line might result in two excessively long bungalows when viewed from a broader perspective, potentially causing an awkward visual impact.
- The extent of development would not be sympathetic to the relatively modest size of the host dwelling. The proposed alterations considerably deviate from the existing structure, resulting in a notably larger footprint compared to neighbouring bungalows.
- In terms of the proposed rear dormer, it would design with a shed roof and new materials covering a substantial portion of the roof. Although it would not be visible from the front elevation and would not impact the overall street scene, concern arise regarding its substantial size. This design and size would lead to a top-heavy appearance which would be at odds with the appearance and the character of the host dwelling.
- Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, the proposal is considered to fail to respect the original house and pose a potential disruption to the cohesive appearance of the area, adversely impacting the street scene.

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.
- Given the separation distance from adjacent neighbours and the absence of side-facing windows, the proposed developments are not deemed to pose immediate harmful impacts on neighbouring properties in terms of loss of outlook, light, and privacy.

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.
- The Council's Ecologist advised that there are some fairly old records of bats in the general locale but given that it's a fairly modern bungalow with close fitting tiles and generally lacking any features that could support roosts, it's unlikely that bats would be impacted. On that basis a formal survey is not required but if a bat is discovered during any subsequent works must stop immediately and contact Natural England for advice.

Trees and landscaping

- There are no significant trees within influencing distance of the proposed development area. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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 proposal not resulting in additional bedrooms, maintaining the application property as a 4-bedroom dwelling, the removal of the existing garage would lead to a loss of one on-site parking space. However, it is noted from the site plan that there are 3 available parking spaces within the front garden area after widening the dropped kerb. As such, no objection on highway grounds.

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:

Reasons for Refusal

1. The proposed roof alteration, coupled with the single storey side extension, by reason of their excessive width and prominent positioning facing North Millers Dale, would introduce a visual dissonance and disrupt the cohesive appearance of the area that adversely affect the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).
2. The proposed rear dormer, by reason of its design and size, would dominate the existing roof, at odds with the appearance of the host dwelling. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments