

DELEGATED OFFICER REPORT

Application Ref: H/23/95767

Site Address: 86 ASHDOWN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QG

Case Officer: Dorothy Hei-Tung-Hoh

Description: single storey side and rear extensions

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

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.		
Tree Consultant:	No arboricultural objection to the proposal, subject to the following condition: <i>No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.</i> <i>Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.</i>		

Site Visit:	Yes ☒	No ☐
Details: 01/11/2023		

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 two-storey 4-bedroom detached dwelling which currently features a front porch, a conservatory at the rear and another at the side. The topography

surrounding the house exhibits an upward slope, and there is an incline to the western part of Ashdown Road. The surrounding area is residential in nature, with the properties along this section of Ashdown Road sharing a similar style. The application seeks planning permission for the replacement of the existing side conservatory with a single storey pitched roof extension and the addition of a mono-pitch roof extension to the side of the property.

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 proposed single storey pitched roof rear extension is intended to serve as a replacement for the existing side conservatory and used as a studio. While it will have a slightly larger footprint, its placement will be similar. The pitched roof design aligns with the style of the current front porch, promoting visual consistency. Positioned behind the proposed side extension, it is considered that this replacement extension will not be visible from the street, thereby mitigating any potential visual impact on the character of the area.
- The proposed single storey mono-pitch side extension aims to enlarge the existing office by approximately 1m in width, its modest size and placement set back from the principal wall are anticipated to minimise prominence within the street view. It will be subservient to the existing dwelling.

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.
- Despite the proposed extensions being situated closer proximity to the shared boundary, a gap will be maintained to ensure no encroachment onto the neighbouring plot. Furthermore, one side of the shared boundary is directly adjacent to the flank blank brick wall of 84 Ashdown Road. As such, the inclusion of an additional side window on the proposed side extension is not anticipated to overlook any habitable room of the adjacent property, thus there are no harmful impacts in terms of overlooking, loss of privacy, loss of light and loss of outlook to No.84.

Trees and landscaping

- There are a number of trees around the site that are subject to Tree Preservation Orders, and therefore the Council's Tree Consultant has been consulted as part of this planning application. The Tree Consultant advised that whilst the proposed development should not directly impact the trees, there are some concerns regarding construction access and activities, but this is common and easily

mitigated through the use of tree protection. As such, there is no arboricultural objection to the proposal, subject to the following condition:

No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

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 proposal will not affect the existing parking arrangements due to no alterations in the number of bedrooms.

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		