

DELEGATED OFFICER REPORT

Application Ref: H/23/96316

Site Address: 6 CLAUDIUS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NX

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing conservatory and replacement front porch (revised scheme to planning permission H/23/94957)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Southern Water 2m Buffer – Surface Water Public Rights of Way 25m Buffer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/94957	Single storey rear extension following demolition of existing conservatory and replacement of front porch roof with extension of roof forward to form canopy	Permit – 24/05/2023

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
HCC Rights of Way Officer:	No objection – informative advised		
Southern Water Services:	No objection – informative advised		

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out on previous planning application H/23/94957		

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 contains a two storey mid terraced property with a rear conservatory located on the eastern side of Claudius Close. The property is set back from the road by a front garden and driveway. To the rear, there is a modest garden that is accessed via an alley way from Claudius Gardens. The nearby surrounding area comprises identical

terraced housing of the same design. Most of the properties within the terraced block have altered porches and single storey extensions to the rear.

Proposal

Planning application H/23/94957 granted permission for a white rendered single storey rear extension with a part pitched, part flat roof with a depth of 2.3m, a width of 7.4m and an overall height of 3.7m and a replacement front porch with a canopy roof.

This application proposes amendments to the single storey rear extension due to drainage located within the rear garden. The depth would be increased further into the rear garden by 0.7m. The width of the extension would be reduced by 0.3m and stepped away from the boundary shared with no. 5. The proposed windows and doors would be in a similar location as to what was approved as well as the part pitched, part flat roof.

The plans in this application show the replacement front porch and canopy roof approved under H/23/94957 would remain unaltered and would not deviate from the approved plans. Therefore, this application will focus on the amendments proposed to the single storey rear extension only.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

It should also be noted that the site has extant permission to construct a slightly smaller rear extension which is a material consideration upon the assessment of this application.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. While it is acknowledged the extension would be larger in depth, it would be stepped in slightly which reduces any perceived overbearing, this would be further aided by the part flat roof which lessens the overall bulk to the roof.
- The extension would extend marginally beyond the rear-built line of the terraced dwellings within the block; however the proposal is still considered to be proportionate to the host dwelling. As such, the amended extension would not result in an overly dominant feature within the locality.
- The introduction of white render would be a new material to the host dwelling; however, this material would only be present on the rear extension and would be not be overly visible within the public realm. On the basis, this new material is considered acceptable and would not detract from the character of the property.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain.
- The development does not propose any additional bedrooms; therefore parking will remain unaffected.

Residential Amenity

- 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.
- The extension would in a similar location to a rear conservatory (which has been removed following permission of planning permission H/23/94957). The extension would also be screened from the adjoining neighbours no. 5 and 7 by the existing boundary treatment in the rear garden. Due to this and the previous existing relationship, the extension is not considered to adversely impact the nearby neighbouring amenity.

- Additionally, the extension proposes rear facing windows that would look into the rear garden of the application site and 3no. rooflights, which are above head height. As such, the rear extension does not generate any unacceptable loss of privacy or overlooking concerns.

Other Materials 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐