

DELEGATED OFFICER REPORT

Application Ref: H/23/96382

Site Address: 27 PINE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 1LN

Case Officer: Alexandra Stone

Description: Single storey rear and single storey side extension

Particular Site Constraints?	Yes ☐	No ☒
- Within Urban Edge		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>25 pine Crescent (Summerised):</u> Blocks light and outlook making the property value decline. Officer Comments Property value is not a material planning consideration and therefore can not be taken into account in the assessment of this application. Comments regarding the impact on the neighbour's light and outlook are noted and these issues are considered in the assessment section.		
Parish Council:	No Comments Recieved		
Ecology:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 19/12/2023		

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.

Proposal:
The application is for a single storey rear and single storey side extension. The rear extension would measure approximately 4m by 6.10m to enlarge the existing kitchen and dining area. The side extension measuring approximately 4.3m by 0.8m would provide a utility room.

Assessment:
The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

The development is within the urban edge where the principle of development is acceptable.

Design and layout

- The design of the single storey rear and side extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

The extension will project 4m behind the existing house. The extension is at a single storey level and the roofline has been partly cropped, which helps to reduce its bulk and lessen the impact on the immediately adjoining dwelling at no.25. While the extension will be clearly visible from the rear of no.25, the neighbouring property will retain a reasonable outlook over their garden and the trees in the site beyond.

The proposed single storey rear extension will slightly reduce the daylight into the rear patio doors of no.25, as it marginally fails the 45-degree daylighting test. However, the neighbouring property also has a large rear window into what appears to be an open plan kitchen/ dining room across the back of their property. The current daylight into this window should not be noticeably affected the proposal and as such the neighbour's property should continue to receive sufficient daylight.

The proposal will not affect the amount of sunlight received by neighbouring property as the gardens and rear rooms face northwards. Nor will the proposal affect the neighbours privacy as all of the windows are on the rear elevation facing their own garden.

The proposal also includes a small single storey side extension, which due to its position will not have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...