

DELEGATED OFFICER REPORT

Application Ref: H/23/96409

Site Address: 24 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey front extension to the attached garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/12673/002/00 - single garage - Permit - 23/09/1983 • Z/12673/003/00 - ground floor rear extension - Permit - 09/11/1983 • Z/12673/004/00 - alterations and extensions to create three storey dwelling with rear facing dormer window and integral double garage - Permit - 25/10/2002 • H/22/92283 - Erect an Oak Frame style 2 bay single storey Car Barn - Withdrawn By Applicant - 01/03/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Asset Management Consultant:	No response is required from Asset Management Consultations for planning application (H/23/96409).		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 21 st November 2023		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 (Chandler's Ford and Hiltingbury Character Areas - Velmore Road/Castle Lane)

Assessment:

The application site comprises a two-storey semi-detached dwellinghouse located in the middle of Castle Lane. The property itself is set back within the site, allowing for a driveway and off-street parking provisions to the frontage. The property is finished in red facing brick work, tile hanging (between the bay windows), white upvc fenestration and a tiled roof. The wider surroundings are predominantly characterised by residential dwellinghouses, however there is a slight variance in terms of size and scale. It is also noted that some of these properties have been extended and altered. This application seeks planning permission for the enlargement of the existing attached garage through the addition of a single-storey front extension. Originally, it was proposed to protrude 4.5m from the front elevation. However, considering the semi-detached nature of the application property and its established set-back relationship with the adjacent neighbour (22 Castle Lane), the applicant agreed to reduce the depth of the extension to 3.4m to ensure a slight set-back from No.22 is maintained. The adjustment is considered as an enhancement to the street scene and the overall character of the area, with no anticipated adverse impact on neighbour amenity. As such, the Local Planning Authority did not reconsult neighbours. Amended plans were received on 05/01/2024.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Velmore Road/Castle Lane). This is an area of detached and semi-detached dwellings in relatively large plots. They were built in the 1930's. There are a number of trees in the locality which add to the quality of the local environment.

Development proposals should ensure that:

- i) the character of the street-scene is retained
- ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- iii) the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene
- iv) backland development is not implemented, in order that the character of the area is retained

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 design, materials, and roof form of the proposed extension replicate those of the existing garage, with the only notable distinction being the adjusted depth. Therefore, the visual impact is anticipated to be minimal, maintaining a cohesive appearance with the current structure.
- During the site visit, it was observed that the surrounding area lacks similar developments. However, considering the application property's substantial setback from the road and the presence of vegetation along the front boundary, it is considered that the proposed extension will not prominently impact the street scene to a degree that warrants refusal.

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.
- The proposed single storey front extension will be situated in close proximity to the single storey side extension of 22 Castle Lane. However, the proposed extension will maintain a gap between the shared boundary, and its single storey configuration, coupled with the continuation of the existing roof line and height of the current garage. Therefore, it is anticipated that the proposed development will not affect No.22 in terms of loss of outlook, light, or privacy.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 primary purpose of the proposed single storey front extension is to enlarge the existing garage, thereby enhancing on-site parking provision. It is not anticipated to generate any adverse impacts on highways 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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐