

## DELEGATED OFFICER REPORT

**Application Ref:** H/26/100979

**Site Address:** 5 ROMAN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2AW

**Case Officer:** Alexandra Stone

**Description:** Two storey side and single storey rear extensions

|                                     |                                                |                                    |
|-------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints?</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| - Within Urban Edge                 |                                                |                                    |

|                          |                                     |                                               |
|--------------------------|-------------------------------------|-----------------------------------------------|
| <b>Planning History?</b> | <b>Yes</b> <input type="checkbox"/> | <b>No</b> <input checked="" type="checkbox"/> |
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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                        | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | There has been one objection received from a neighbouring resident summarised below;<br><br>- Drainage and flood risk concerns as summerhouse causing flooding to property<br>- Over development and close to boundary<br>- Concerns of space, outlook and amenity<br><br>The concerns raised are acknowledged within the Officer Report. |                                             |                                           |
| Parish Council:   | No Comments Received                                                                                                                                                                                                                                                                                                                      |                                             |                                           |
| Ecologist:        | No Objection                                                                                                                                                                                                                                                                                                                              |                                             |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 12/04/2026 |                                                |                                    |

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| <b>Legislation:</b>                                                                                                                                                                                                                                                                                                          |
| Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-<br><br><i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br>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.<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals. |

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| <b>Proposal:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The application is for a two-storey side extension and a single storey rear extension, replacing a garage and lean- to. The two-storey side extension would measure approximately 4.5m in width by 8.7m in depth, 3m past the length of the dwelling. The single storey aspect would measure approximately 3m in depth by 7m in width, adjoining to the side of the two-storey extension, giving an overall width of approximately 11.5m. |

## **Assessment:**

### **Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

### **Character and Appearance**

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The detached dwelling is located within Roman Close, to the southeast of Winchester Road.

The properties within the close are similar in appearance with hip roofs, good boundary treatment with hedging and fencing, and large driveways. Some properties have two storey side extensions with integral garages whilst others have detached garages. The proposals include a two-storey side extension with integral garage, and a single storey rear extension. The two-storey side extension would be set back from the front of the dwelling and subservient to the main roofline and similar to the neighbouring properties with the Close by way of design. Therefore, the proposals are unlikely to be intrusive and would be in keeping with the character of the area.

- The design of the proposals are 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**

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The properties are well spaced between neighbouring properties with good boundary treatment in place with the extensions being stepped away from its neighbouring properties and unlikely to cause overshadowing. The proposal includes a window to the ground floor which serves a bathroom which is likely to be obscured glassed. The window to the front at first floor overlooks the public realm which is expected, and the window to the rear at first floor gives sufficient distances to the neighbouring properties and so it is unlikely to cause overlooking.

- 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.

### **Highways and Car Parking**

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring 3no. car parking spaces to be provided for 4no.+ bedroomed properties.

Although the proposal is to demolish the existing garage, the plans show an integral garage within the proposed two-storey extension and so the parking arrangements would not change. The proposal is for an additional bedroom, making the property a 4no.

bedroom dwelling. As the requirement is 3no. spaces for a 4no.+ bedroom property, this is already achieved on site, therefore complies with the Parking Standards SPD.

### **Drainage and Ecology**

Policy DM6, Sustainable surface water management and watercourse management 1. 2. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS).

Within the Ecologists response, they have stated that a drainage plan is required. As the application is for an extension to a dwelling, this is not required as set out in Planning Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

### **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; (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 Environment 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 ...