

DELEGATED OFFICER REPORT

Application Ref: H/23/96545

Site Address: 211 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AX

Case Officer: Claire Campbell-Best

Description: Roof alterations to include; raising of ridge height, front and rear hip-to-gable ends, side dormer window and 3no. rooflights to provide first floor accommodation, single storey rear/side extension and alterations to existing fenestration.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Built-Up Residential Area Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/18/84180 (213 Leigh Road)	Alteration of roof to incorporate first floor living accommodation with side dormers and rear Juliet balcony, and single storey side extension	Permit – 03/12/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	No objection – Informative advised		
Southern Water Services:	No objection subject the following pre-commencement condition: Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. Reason: To ensure the satisfactory protection of public sewers		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/01/2024		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u>

The application site contains a detached bungalow with a hipped roof and double bay windows to the principal elevation and is located on the southern side of Leigh Road. The dwelling itself is set back from the highway sited on an elevated position. The topography also inclines to the west of the site, as a result the properties to the west are set on slightly higher ground levels. The surrounding area is predominately residential and there are varying styles of properties, some of which have been altered at roof level. Overall, there is no set character within the local vicinity.

Proposal

This application seeks approval for roof alterations, this would include; the raising of the ridge height by approximately 0.8m (original height 5.8m), there would be front and rear hip-to-gable alterations, a box dormer measuring approximately 7.9m in width, 2.5m in depth and 2.5m in height on the northwestern roof slope and 3no. rooflights to the southeastern roof slope.

In order to accommodate the roof alterations, a single storey rear/side extension is also proposed, this would square off the host dwelling at the rear and would measure approximately 2.25m in depth and 3.25m in width, the proposed extension would maintain the eaves height of the host dwelling (2.5m).

The proposals would be finished in new materials not currently found on the host dwelling; all elevations would be finished in an off-white render, the roof would have grey concrete tiles, the gable ends and dormers would be finished in dark grey fibre cement cladding and the fenestration would be anthracite grey.

Along with the above proposals, an existing window of the southeastern elevation would be replaced with a window smaller in size.

Principle

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

Design

- The design of the proposal is suited to the host dwelling in terms of its form, scale and appearance. During the site visit, it was noted some the bungalows within this section of Leigh Road have had their roofs altered to provide habitable first floor accommodation. The proposal would be similar in design and appearance of the adjoining neighbour, 213 Leigh Road and therefore would be in keeping within the surrounding area and not cause adverse harm to the street scene.
- It is acknowledged the raise in ridge height and the proposed gable ends, combined with the side dormer will result in a taller, prominent structure than the current situation. However, the general pattern of development would not be disrupted due to the increasing topography to the west. The dwelling would still be lower in height than nos. 213 and 215 when complete. The proposed dormer would also be similar in size and appearance to the dormer found on no. 213 and it would be set in from the main ridge and eaves of the host dwelling. As such, the proposed development would not be considered unduly dominant due to the abovementioned factors.
- There would be a variance of new materials to the host dwelling, this would include; an off-white render to all elevations, dark grey cladding to the gable ends and dormer, and anthracite grey fenestration. Whilst the materials are not found on the existing building, there are examples of cladding and render within the street scene, therefore their introductions to the host dwelling would not be harmful.
- Overall, the proposal would not be an overdevelopment of the site and sufficient amenity space would remain.

Residential Amenity

- The neighbours most impacted by the development would be the adjoining neighbours, nos. 213 and 209. The proposed single storey extension would project 3.25m closer to no. 213 and up to the shared boundary line. There would also be a 1.1m minimum (approx.) separation distance at the rear between the site and no.213 due to orientation of the dwellings. It is acknowledged this is a fairly tight relationship, however due to the single storey nature of the extension, maintained eaves height and that the roof would slope away from no. 213, it is considered there would not be an adversely harmful impact upon this neighbour.
- It is noted no. 213 has a side facing window that faces the application site and has the potential to be further impacted upon in terms of the outlook and light this window receives as a result of the extension. A planning history check shows this window is a secondary window that serves a lounge. The primary source of light and outlook would be provided by the fully glazed doors (facing south) to the rear elevation and the lounge would still continue to receive a reasonable amount of outlook and light. As such, there are no unacceptable loss of light or outlook concerns with regards to no. 213.
- The proposed dormer also has the potential to overlook the rooflights on the eastern roof slope of no. 213, creating privacy concerns. To mitigate this concern, the 3no. windows to the proposed dormer will be conditioned to be obscured glazed.
- Turning to no. 209, the proposed development would not project any closer to this neighbour and as noted, while the host dwelling would increase in height at roof level, the eaves height would be maintained, and the roof would also slope away from this neighbour. Additionally, the 3no. proposed roof lights that would face no.209 are above eye level and would not generate any privacy or overlooking concerns. As such, the development is not considered to adversely impact upon no. 209.
- To conclude, 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 Safety and Parking

- The proposals would create an additional bedroom, resulting in a three bedroom property which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The submitted plans indicate the driveway to the front of the site can accommodate 3no. parking spaces. As such there are no highway or parking concerns as a result of the development.

Other Material Considerations

- Due to a foul sewer being located to the rear of the site, Southern Water were consulted upon. They recommended a pre-commencement condition be applied whereby the applicant is required to submit a 'build-over' application to Southern Water in order to ensure the protection of public sewers. This had been agreed by the agent via email.
- The proposed eaves to the single storey extension has the potential to overhang the shared boundary line with no. 213. Certificate B of the application form has been signed as part of this application and adequate notice has been served to the neighbouring occupier.
- 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 condition

Recommendation:

PERMIT ☒

REFUSE ☐