

DELEGATED OFFICER REPORT

Application Ref: H/24/96696

Site Address: 39 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AJ

Case Officer: Claire Campbell-Best

Description: Proposed side dormer, single storey rear extension following demolition of existing conservatory and alteration to existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Orders – 58-H, 244-E and 246-E		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	Updated Comments received 12/02/2024: I have reviewed the site visit photos and the statement about the roof having been re-tiled three months ago, A preliminary bat roost appraisal is not needed, however the following informative should be added to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Biodiversity enhancements can be conditioned.		
Trees:	Updated Comments received 28/02/2024: The submitted tree protection plan looks appropriate. Please change the condition to: The development must accord with the tree protection plan reference Tree Protection Plan IBA33- 01-100. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality <u>Original Comments received 31/01/2024</u> No objection subject to a pre-commencement tree protection plan.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/02/2024		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a detached two storey dwelling located on the western side of Randall Road. The dwelling is set back from the road by a front garden and driveway with a fully enclosed garden to the rear. The property itself has a brown tiled cat sliding roof to the front and side, an existing front dormer, an integrated single garage, rear conservatory and single storey extension and is finished in red brickwork and white uPVC fenestration to all elevations. The surrounding area is residential in nature and features dwellings of a similar design and character set within good size plots.

Proposal

This application seeks approval for a side dormer, a single storey extension (replacing the existing rear conservatory) and the insertion of 1no. rooflight into the existing single storey rear extension. The existing roof has also recently been re-tiled which was carried out without the need for formal planning consent.

The proposed side dormer would be flat roofed and located on the northern cat slide roof measuring approximately 4.5m in width, 2.3m in depth and 2.3 in height. The dormer would provide additional space within the roof for a dressing room and ensuite to the main bedroom and would be served by two windows.

The proposed single storey extension as noted would replace the existing conservatory. This would have the same width (8m) and depth (3.1m) but would increase slightly in height by 0.4m (from 3m). The extension would comprise of a dining/seating area and would lead off from the existing kitchen and would be served by two sets of fully glazed sliding doors to the rear elevation and 2no. rooflights. There would also be internal reconfiguration to the ground floor of the host dwelling which would include a shower and utility room.

The proposed development would be finished in materials that would match the existing materials seen on the host dwelling.

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 and Layout

- The design of the side facing dormer window, single storey rear extension and 1no. rooflight is suited to the host dwelling in terms of its form, scale and appearance.
- The side dormer would add additional bulk to the northern roof slope, however, the dormer is considered to be proportionate to the host dwelling and aligns with the existing front dormer and first floor front window. It is not considered to be an unduly dominant feature within the street scene. Furthermore, it was noted during the site visit many of the properties within Randall Road have dormers, including on their cat sliding roofs. As such, the proposed dormer is considered to be in-keeping with the existing surrounding development. The use of matching materials would ensure the proposed dormer would be a harmonious addition to the host dwelling.
- The single storey extension would be sited entirely at the rear and would not be visible within the public realm. It would replace an existing conservatory and with the use of matching materials, it is considered the host dwelling would have a more cohesive rear elevation than what currently exists.
- The development would not be an overdevelopment of the site and sufficient amenity space would remain.
- The proposals would not result in any additional bedrooms; therefore parking would remain unaffected.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the adjoining neighbours nos. 37 and 41 Randall Road.
- The proposed single storey extension would be mostly screened by the existing rear extension to the north and the extensive, dense hedgerows along the southern boundary. As such, the proposed extension is not expected to impact upon the amenities of the adjoining neighbours.
- The proposed side dormer proposes two window which would face the side elevation of no. 37. This elevation has 2no. first floor side facing windows. The submitted plans indicate the windows to the side dormer would be obscured glazed with top-hung openings which is considered acceptable in order to alleviate any privacy or overlooking concerns with regards to no. 37. To ensure this remains the case, a condition will be applied to protect the privacy of both the occupants and the neighbour.
- Therefore, 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.

Other Material Considerations

- The application site is covered by a Tree Preservation Order and the Council's Tree Officer was consulted upon. Initially, the Tree Officer requested a pre-commencement tree protection plan condition. The agent provided a tree protection plan prior to determination, and this was reviewed by the Tree Officer who confirmed they were content with the tree protection measures. A condition will now be applied to ensure this plan is adhered to during commencement works.
- 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 ☐