

DELEGATED OFFICER REPORT

Application Ref: H/23/96599

Site Address: 6 CRANBORNE GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1TA

Case Officer: Alexandra Stone

Description: Single storey rear extension, loft conversion with rear dormer, front elevation window design changed

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

Planning History?	Yes ☒	No ☐
Z/16805/003/00 – Permit – 05/06/1979 The siting and design of 49 dwellings with garages, including highways, landscaping and fencing details		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecology:	No Objection		
Tree Officer:	No Objection subject to condition		

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

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; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u>
The application is for the addition of a dormer window to the rear of the dwelling to create first floor accommodation. The proposals also include a single storey rear extension measuring approximately 3.8m by 8.8m to enlarge the family area and kitchen, and alterations to the fenestration.
• The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is situated towards the end of Cranborne Gardens, and appears to be the only bungalow within the street. The property has Hursley Road to the East and North Millers Dale to the South.

The proposed dormer window is to the rear of the dwelling, set down from the main ridge of the roof. The dormer window would not be seen from the highway as the dwelling benefits from large trees surrounding it. Upon visiting the site, the dwelling is barely visible from the roadside due to, what appear to be evergreens onsite in addition to the larger trees.

The roof to the front bay window is to be extended over the porch. This would blend in with the roof and would not be noticeable.

The rear extension is of single storey with materials to match the existing dwelling.

- The design of the single storey rear 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 dwelling benefits from a large drive with double garage which can accommodate well over the required 3no. parking spaces for a property of this size.
- The design and layout respects the character and appearance of the locality.

Residential amenity

The alterations to the front gable by way of the front windows are a minor change, over looking the public realm which is expected and accepted. There are also rooflights to the front of the dwelling which would also overlook the public realm, in addition the neighbouring property doesn't not have any windows to the side elevation of their property. It is noted there are windows proposed to the side elevations. These are a substantial distance from neighbouring properties and not facing them directly therefore 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.

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 ☐
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Comments ...
