

DELEGATED OFFICER REPORT

Application Ref: H/24/96829

Site Address: 32 ARUNDEL ROAD, EASTLEIGH, SO50 4PQ

Case Officer: Claire Campbell-Best

Description: Single storey side extension with 2no. Velux rooflights, porch canopy, alterations to fenestration and low level retaining wall.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area EBC Owned Land		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. comment received from 31 Arundel Road:</u> The proposed planning appears to rely on my own garage wall as an outer element and extending the wall upwards with reworking of existing watertight flat roof? The existing electrical power to the garage being delivered from the direction of the planned work and enters garage along wall in question. Unclear from plans on routing of any additional rainwater from pitched roof and impact to existing garages and current drainage capacity.		
Boyatt Wood Parish Council:	No objection		
Hampshire County Council Highways	No objection		
Asset Management:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 06/03/2024		

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:
<u>Site and Surroundings</u> The application site contains a two storey semi-detached property located on the southern side of Arundel Road sited on a corner plot. The property itself has a front bay window and

is finished in yellow brickwork and white uPVC windows to all elevations. The site has an open lawn frontage, to the northeast there is a residential parking area with two pairs of garages, one pair is attached to the host dwelling with the closest garage to the property in the applicant's ownership. The surrounding area is residential in nature, the application site forms part of a 1970/80s development featuring similar dwellings and chalet bungalows with attached garages situated around a turning circle.

Proposal

The application seeks approval for a single storey rear extension be located on the northern elevation of the host dwelling and would be attached to the existing garages. The extension proposes a pitched roof and would measure approximately 5.4m in width and depth and a height of 4.4m. Due to the differing ground levels there would be a small amount of excavation to make accommodate the extension, this would result in a low-level retaining wall and creation of a pathway to the north and west of the extension. The proposed development would comprise of a hallway, bedroom and shower room, there would also be a new entrance way relocated to the front elevation with a flat canopy porch and supporting post. The development would be finished in materials that would match the host dwelling.

The application also proposes changes to the existing fenestration; this includes a slightly raised sill height to the existing front bay window and replacement aluminium patio doors and windows to the ground floor rear elevation.

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 single storey side extension, canopy porch and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance. The proposed extension is considered to be subordinate to the host dwelling, the pitched roof and matching materials would mirror the design of the main property.
- It is acknowledged the proposed extension would result in the loss of open space within the locality. However the extension be in sited in front current garages, these garages have been in place for several years and are an established part of the street scene. It is considered the extension, while additional built form would not dominate the corner plot. Moreover, the proposed site plan indicates the lawn to the front would be retained, ensuring there is still open space within the site and the surrounding area. As such, there would still be an openness with the development in place and would not disrupt the visual amenity.
- At the time of the site visit it was noted there are single storey rear extensions that were visible from public vantage points (namely no. 11 and 12 Arundel Road). Some of the nearby properties also have garages with pitched roofs not too dissimilar in design to the proposal. Therefore, the proposed development is also considered to be in keeping with the nearby surrounding development.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- Due to the location of the side extension and it's siting away from the closest neighbour (no. 31) and good separation distance (21m) from the neighbour to the north, the development is not expected to impact the nearby residential amenity.

- The development proposes a front facing window and rooflights, the front window faces the street where overlooking is expected and tolerated, as such, there are no privacy or overlooking concerns.
- 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.

Highways Safety and Parking

- The host dwelling is currently a 4no. bed house which requires 3no. off street parking spaces. The proposal would create an additional bedroom, but this would not increase the number of off-street parking spaces.
- The property is currently undersubscribed in terms of parking; the current parking arrangements comprise of the existing garage, informal use of the parking area to the northeast and some reliance on on-street parking.
- It is recognised this is not ideal, however as the proposal does not further increase the need for off-street parking. During the site visit it was noted there is sufficient on-street parking with adequate space to allow room for emergency and refuse vehicles. Therefore, on balance, the current parking arrangements are deemed acceptable.
- Hampshire Highways were also consulted upon due to the proposed extension projecting closer to the highway. The Highways Officer did not raise any concerns on this matter but advised future parking arrangements should be assessed accordingly (which has been covered in the abovementioned paragraph).

Other Matters

- The proposed extension would adjoin to the garages attached the host dwelling. One of the garages is within the ownership on 31 Arundel Road. The application form submitted with the application has completed Certificate B notifying the LPA of the owner and that adequate notice has been served to the occupants of no. 31. The occupier has commented and requested details on how the garage wall would be protected during building works and the proposed drainage and electrical arrangements. The occupier has been notified that a party wall agreement would be recommended as a note to applicant and the drainage and electrical details will be assessed separately via a Building Control application.
- 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: On balance, due to the proposal not creating additional off-street parking, this application is recommended for approval, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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