

DELEGATED OFFICER REPORT

Application Ref: H/24/96705

Site Address: 13 SHERWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DF

Case Officer: Alexandra Stone

Description: Single storey side extension and loft conversion with dormers

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

Planning History?	Yes ☒	No ☐
Z/04011/002/00 – Permit – 23/09/1986 Two storey front extension		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	Photos required to determine if Bat Survey required, therefore insufficient information has been supplied.		
Tree Officer:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 01/03/2024		

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:
The development is not considered acceptable and does not comply with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> The application is for a single storey side extension measuring approximately 3m by 7.3m to enlarge the existing kitchen, replacing the existing utility room which currently measure approximately 3m by 3.2m. The proposals also include raising the roof, altering the roof formation from hipped to gable, incorporating 2no. large dormer windows to the side elevations. • The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is situated towards the northern end of Sherwood Road, with in a row of four bungalows in which the loft has been converted to provide habitable accommodation using dormer windows to the front elevation.

The proposal includes the addition of two flat roofed dormer windows with a slight barn hip, expanding a vast length of the roofline. In addition, the front and rear elevations are to gable ends. This would be out of character of the immediate area as the neighbouring properties have hipped roofs with the small dormer windows to the front elevation.

Due to the spacing between the properties, this would further exacerbate the prominence of the dormer windows especially with the roofline being brought forward with the gable.

- The design of the single storey side 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.

Residential amenity

- 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 ☒

The proposals, due to the design, scale and siting of the new dwelling, would go against the prevailing character and pattern of development in the locality and result in development that is out of context with its surroundings, to the detriment of the character and visual amenity of this section of Sherwood Road. As such, the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places SPD (2011), and the provisions of the NPPF (2023).