

DELEGATED OFFICER REPORT

Application Ref: H/24/96834

Site Address: 4 ORMESBY DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1SH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of an existing conservatory. Erection of a single storey front extension. Alterations to fenestration.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/31075/000/00 - Single storey side and front extension - Permit - 01/08/1989 • F/11/70095 - First floor front and side extension - Refuse Planning Permission For - 07/03/2012 • F/12/70611 - First floor front and side extension - Permit - 01/06/2012 • LDC/22/94406 - Lawful Development Certificate for demolition of existing conservatory and erection of a single-storey rear extension. All access to the property remains as existing. All surface water from the new extension and patio area will go to a new soakaway under the patio. - CLOPUD - Certificate Not Issued - 03/02/2023 • H/23/94680 - Demolition of an existing conservatory and erection of a single storey rear extension - Permit - 12/04/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Asset Management:	No response is required from Asset Management Consultations for planning application (H/24/96834).		
Southern Water:	In order to protect public water and drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public apparatus, prior to the commencement of the development.		

Site Visit:	Yes ☒	No ☐
Details: 28 th February 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; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas: North Miller's Dale)

Assessment:

The application property is a two-storey, 4-bedroom detached dwelling situated on the west side of Ormesby Drive, within the residential estate of North Hillers Dale in Chandler's Ford. The property includes an attached garage at the side and currently features a protruding section at the front. The proposed alterations seek to add a single-storey front extension to square up the front elevation. The proposal also involves the demolition of the existing rear conservatory.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (North Miller's Dale) which provides the following guidance on developments and that they should ensure that:
 - i) the open areas, greens and network of footways are retained;
 - ii) the open plan character of the locality is retained;
 - iii) the quality of the design, layout and materials used in any new buildings or extensions reflect the character of, and are in proportion to, the existing development.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed single-storey front extension is designed to infill the ground floor void and square up the front elevation. Its size is relatively modest, and it will not extend beyond the side wall of the property. Therefore, it is considered that the visual impact of this extension will be minimal, with its presence in the street scene not being prominent. Upon completion, the resultant dwelling is expected to be similar to 5 Ormesby Drive, thus preserving the existing character.
- Additionally, the demolition of the existing rear conservatory is unlikely to attract undue attention or cause adverse impacts on the host dwelling. It is considered to have a negligible impact on the surrounding area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Due to its scale and size, the proposed single-storey front extension will not cause any harmful impacts to adjacent neighbours concerning the loss of light, loss of outlook, or loss of privacy. Moreover, it will maintain adequate separation distances and does not encroach upon neighbouring properties.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposed area for building the single-storey front extension will not encroach upon the existing driveway space. Therefore, it is considered that the development will not result in the loss of a parking space. Adequate provisions for parking will be maintained on site.

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 Environment 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, 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.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐