

DELEGATED OFFICER REPORT

Application Ref: H/24/96762

Site Address: 12 Beech Close, Chandler's Ford, Eastleigh, SO53 1NE

Case Officer: Alexandra Stone

Description: Proposed single storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - EA Main (8m buffer) - Surface water flooding - Flood Zone 2 - Great Crested Newt (Green Zone) - TPO Group (291-E)		

Planning History?	Yes ☐	No ☒
The planning history relates to TPO applications for tree works.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Tree Officer:	The site contains a number of significant trees. These are important for the amenity of the area and provide a verdant setting. The submitted arboricultural report is satisfactory in demonstrating that all trees can be retained and protected throughout the development. Therefore, we raise no arboricultural objection, subject to condition.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Chandler's Ford and Hiltingbury Character Areas; Hiltingbury Road West Character Area Appraisal, and Trees and Development.

Site Visit	Yes ☒	No ☐
5 April 2024.		

Assessment:
<u>Site & Surroundings</u> The application site comprises a two-storey dwelling situated to the east of Beech Close. The dwelling itself is set back from the main road by a shared driveway with no.13 (to the south). The dwelling is finished in red facing brick work with dark brown upvc fenestration. The dwelling also benefits from a rear garden which has a couple of TPO'd trees along the northern boundary and within the garden. The rear garden has a patioed area and a small brick wall with steps up to a garden which is laid to lawn. There is some vegetation however the main features are the TPO'd trees. The southern boundary is bound by close

board fencing above a low level brick wall. The northern boundary comprises vegetation, including the trees.

The surroundings comprise residential dwellings. To the north is Oakwood Court. The amenity space serving these flats adjoins the application site including the rear gardens.

Proposal

The application proposes a single storey rear extension. This has a staggered rear elevation, conforming to the curved nature of the existing low level brick wall within the rear garden. As a result, the maximum depth of the proposed extension would be approx. 3.3m, and the shortest depth would be approx. 2m, with a width of approx. 7.9m. This would have a mono-pitched roof served by 4no. rooflights. The maximum height of the roof would be approx. 3.5m with eaves which would measure approx. 2.4m. This would predominantly be finished in materials to match the existing, however the fenestration is proposed to be white (a combination of aluminium and upvc).

The plans also show that the existing low level brick wall in the rear garden will be rebuilt.

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

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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The Chandler's Ford and Hiltingbury Character Area echoes similar principles to DM1, noting that development should take into account the context of the character and appearance of the locality, as well as noting that trees form part of this and can be worthy of retention. The area is landscape lead, whereby development should seek to retain and where appropriate improve landscape and ecology to enhance the natural environment. The following (pertinent) objectives for the area comprise; improve the appearance and character of the existing built environment where appropriate, to protect the character and local distinctiveness of the area, particularly the wooded nature of much of the locality.

Hiltingbury Road West notes that development proposals should ensure that no healthy mature trees would be felled or likely to be damaged (this is also echoed within the Trees and Development SPD), and the design of any new building work, including extensions is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.

The application proposes a single storey rear extension. The dimensions are considered to be of a modest and proportionate size. As a result of the siting, combined with the boundary treatment it is unlikely that the proposed development would be visible from public vantage points, thus would not impact upon the streetscene and would not be contrary to the guidance set out above. Turning to materials, it is noted that these would predominantly match, however the fenestration is proposed to be white, contrasting with the existing dark brown upvc. Despite being of different materials and colours, this is not considered to be harmful. Furthermore, this would not be seen from public vantage points.

As such, and to conclude, the proposals are considered to be in accordance with Policy DM1 of the Local Plan and would therefore be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed single storey extension would be set in from both northern and southern boundaries. To the north is mature vegetation including TPO'd trees. The combination of existing vegetation, separation distance and modest overall dimensions would ensure the proposals would not have an adverse impact upon the amenities of the neighbouring flats to the north.

The proposals would also be set in from the southern boundary. From a site visit it was noted that the neighbour to the south (no.13) has an extension fairly close to the shared boundary. The proposed extension would be set in from the shared boundary and would have modest dimensions. The proposals are therefore not considered to have an adverse impact upon the amenities of these neighbouring properties.

Overall and to conclude, the proposals are considered to have an acceptable impact upon the amenities of the neighbouring properties, thus would accord with Policy DM1 of the Local Plan.

Highway Safety & 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 Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application propose a single storey rear extension, this would not result in any additional bedrooms, and therefore the existing parking arrangement would remain unchanged, thus would be acceptable.

Trees

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) requires all new development to not have an unacceptable impact on, and where possible should enhance biodiversity, and (d) not involve the loss of or damage to trees, amongst other matters. DM11 of the same Plan stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough. The Trees and Development SPD also echoes these principles.

The Council's Arboriculturalist has been consulted given the close proximity of TPO'd trees. The application has been supported by an arboricultural report which the Council's Arboriculturalist has reviewed. They are satisfied that the report demonstrates that the trees can be retained and protected throughout the development. Therefore, subject to conditioning these measures set out, they raised no objection.

Flood Risk

Policy DM5 of the Eastleigh Borough Local Plan (2016-2036) sets out what development will be permitted within areas at risk of flooding, providing the following tests and information are provided and satisfied. The development should also not increase flooding elsewhere.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 states there is no requirement to consult the Environment Agency for minor development within Flood Zone 2 or 3, however, paragraph 173 of the National Planning Policy Framework (NPPF) (2023) states all applications should be supported by a site-specific flood-risk assessment but in this instance a sequential or exception test is not required. A Flood Risk Assessment has been submitted as part of this application.

This application relates to a dwellinghouse which is classified as being 'more vulnerable' in the flood risk vulnerability classification set out in the National Planning Practice Guidance. However, having regard to the flood risk vulnerability and flood zone compatibility set out in Table 3 of the National Planning Practice Guidance, the development is deemed appropriate.

The application proposes a single storey rear extension. The application has been supported by a Flood Risk Assessment. This sets out that electrical work will drop from a high level, and that the flooring will be fully damp proofed. The floor levels will be the same level as the host dwelling and will be flood proofed where appropriate. Therefore, having regard to the advice set out in the National Planning Practice Guidance and the scale of the development, it is not considered that the proposal would result in any increased risk of flooding on the site.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐