

DELEGATED OFFICER REPORT

Application Ref: H/24/96871

Site Address: 27 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following removal of existing conservatory, new front canopy porch and alterations to existing fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Great crested newt amber/green area		

Planning History	Yes ☐	No ☒
No planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	No objection – informatives to applicant advised		

Site Visit:	Yes ☒	No ☐
Details: 13/03/2024		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached bungalow located on the southeastern side of Oakwood Road. The property is setback from the road by a gravel driveway and enclosed at the side and rear boundaries with a combination of fencing and hedging. The property is double-fronted with bay windows, to the rear there is a conservatory and store and is finished in cream render with a red brick plinth to all elevations. The wider surrounding area is characterised by detached residential dwellings of different styles, designs and sizes. <u>Proposal</u> This application seeks permission for three main elements: • The construction of a flat roofed single storey rear extension which would replace the existing conservatory and would adjoin the existing store which is to be

converted into a snug area. The proposed extension would measure approximately 4.7m in depth, 9.1m in width and up to 3.1m in height. Three rooflights would also be installed within the roof space.

- Replace the high-level window to the side (south) elevation with a window that would be similar in size and appearance with the existing windows to the property.
- The construction of a front canopy porch with supporting posts positioned centrally on the front elevation measuring approximately 1.4m in depth, 1.9m in width and up to 3.4m in height with a hipped roof (2.2m to eaves).

The proposed works would be finished in materials that would match the existing property.

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 rear extension, front canopy porch and fenestration alterations is suited to the host dwelling in terms of its form, scale and appearance.
- Aside from the front porch, the majority of the development would be sited to the rear and not visible within the street scene, therefore the impact would be minimal.
- The front canopy porch is modest and not visually obtrusive, during the site visit it was noted that there are a variance of porches within the locality. It is considered the porch would sit comfortably within the wider surroundings.
- The single storey rear extension would replace an existing conservatory; while it would be the same depth (4.7m), the extension would be wider and sit flush with the side (south) elevation, squaring off the property at the rear. It is acknowledged the extension would be larger than the existing conservatory, however it is considered to be proportionally sized and more harmonious to the host dwelling due to the use of matching materials.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain.

Residential Amenity

- The neighbour most impacted as a result of the proposed development is the neighbour to the south, no. 29 Oakwood Road.
- The extension would be set in from the shared boundary with no. 29 by 2.1m and would be mostly screened by the boundary treatment (mature hedging and fencing) in place. The single storey nature of the extension would also ensure the development is not prominent or overbearing with regards to this neighbour.
- No. 29 has a garage and workshop sited close to the shared boundary with the workshop to the rear of the property. The workshop is served by a window facing east overlooking the garden. The proposed extension would impact upon the light and outlook this window receives, however, as a workshop is not a habitable room, it is considered the extension would not cause detrimental harm to this neighbour. The remaining ground floor windows serving habitable rooms to the rear of no. 29 would not be impacted upon as a result of the proposal.
- The replacement window to the side (south) elevation would still continue to be screened by the boundary treatment between nos. 27 and 29 and as such, there are no overlooking or loss of privacy 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

- As a result of the single storey extension, the property will undergo internal reconfigurations, creating space for an additional bedroom resulting in a 3-bedroom property. This does not increase the off-street parking required (2no. parking spaces), however it was noted on the site visit the required parking can be accommodated within the driveway to the front.

Other Material Considerations

- There will be no adverse impact upon trees. The existing hedgerow is to remain and an informative to the applicant will be added to the decision notice to advising the hedgerow should be protected during construction.
- 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐