

DELEGATED OFFICER REPORT

Application Ref: H/24/96904

Site Address: 13 ASHDOWN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5QF

Case Officer: Alexandra Stone

Description: Single storey side extension following removal of existing garage

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers - Tree Preservation Order		

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Southern Water:	Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Tree Officer:	No Objection subject to condition		

Site Visit:	Yes ☒	No ☐
Details: 19/04/2024		

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 considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:
<u>Principle</u>
The application is to replace the existing garage with a single storey side extension. The proposed extension will measure approximately 3.4m by 11.3m. The extension will provide entrance to the dwelling with W/C and reception room.
• The development is within the urban edge where the principle of development is acceptable.
<u>Design and layout</u>
The dwelling is located towards the Northern End of Ashdown Close, on a corner plot of a row of detached houses with attached garages.

The proposal includes the demolition of the existing garage to create a single storey side extension, similar to the neighbouring property. The proposed extension would be similar in design to the existing garage, set back from the front of the dwelling. Although rendered, the extension would not be highly noticeable and would look similar to the neighbouring property therefore in keeping within the street scene.

- The design of the single storey side extension is suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality.

Parking matters

Removal of garage would not be considered as a loss of a parking space as it is undersized, measuring approximately 2.5m by 5.5m. The dwelling is a 3no. bedroom property and requires 2no. onsite parking spaces as set out in the Parking Standards SPD. This is achievable within the existing driveway.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential amenity

As the extension is of single storey and would be set down slightly from the neighbouring property. In addition, the application site has good boundary treatment therefore it is unlikely to cause overlooking or shadowing.

- 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 ☐
Comments ...		