

DELEGATED OFFICER REPORT

Application Ref: H/24/97072

Site Address: 11 TREVOSE CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3EB

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extension to form annexe (revised scheme to H/23/95398)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water 2m Buffer – Foul Sewers and Surface Water Drains		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/23/95398	Single storey side and rear extension to form annexe	Permit – 23/11/2023
F/13/73417	One and a half storey rear extension, alterations to roof including revised dormer window to provide first floor accommodation and construction of new porch	Permit – 20/11/2013
F/13/72988	One and a half storey rear extension, alterations to roof including new dormer window to provide first floor living accommodation and construction of front porch	Permit – 18/09/2013
F/13/72250	One and a half storey rear extension, alterations to roof to provide first floor accommodation and construction of front porch	Permit – 14/05/2013
F/08/63076	Alterations and addition to roof to provide living accommodation	Permit – 19/08/2008
F/08/62000	Alterations and additions to roof to provide accommodation	Refuse – 12/03/2008

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers For Parish Council:	No comments received		
Ecology:	No objection – informatives advised to the applicant		
Southern Water Services:	No objection – subject to the Build Over Agreement: There is an existing Build Over Agreement (13255_SWS-BP-DSA000029803) with Southern Water in place relating to the proposed development site. The public sewers should be protected strictly in accordance with the details and conditions approved during this Build Over Public Sewers application process. Any changes to the approved line or depth of foundations, or adding additional loads, shall be considered as an amendment to the agreement and shall be consulted with Southern Water.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 18/04/2024 – photographs on file		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:

Site and Surroundings

The application site is a detached bungalow with first floor living accommodation and a rear conservatory set within a triangular plot that narrows at the front of the site. The site has a large rear garden and is bound by a combination of fencing, trees and vegetation. The surrounding area is residential in nature and contains detached bungalows, many of which have been altered and extended over time, resulting in sizeable dwellings.

Proposal

This application seeks permission for a revised scheme of planning permission H/23/95398 due to unforeseen public foul sewer constraints. The revised scheme is for similar works; this includes a single storey side and rear extension that would wrap around the southeastern side of the host dwelling. The existing rear conservatory would be removed to make way for the proposals. The side element of the extension would have a flat roof and would form an annexe for a disabled family relative and would comprise a lounge with kitchen facilities, a shower room, and a bedroom. There would be a separate entrance and path. The rear extension element would have a pitched roof and would comprise a family room between the host dwelling and annexe, this would be a shared room between the host dwelling and annexe, providing an internal link. The proposals would be finished in materials that would match the host dwelling.

The main difference between this scheme and the approved scheme are as follows:

- A revised layout towards the rear of the proposed extension to take into account the public foul sewers within the site, resulting in an increased depth (10.3m) to the side/rear extension.
- Due to the differing ground levels between the site and the neighbour to the northwest, the extension would be partially sunk into the ground. The side extension would now have a reduced height of 2.8m (2.5m to eaves). The height to the rear extension would be up to 4.5m (2.5m to eaves).

Principal

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 side and rear extension is suited to the host dwelling in terms of its form, scale and appearance. The development is single storey in nature and would appear as a subservient addition to the host dwelling. The setting down of the extension will aid in any perceived overbearing and would not be a dominate feature. As such, the development is considered acceptable and would not detract from the character of the property.

- The majority of the proposal would be sited to the rear of the host dwelling with only the side element being visible which itself would be set well back from the principle elevation. While it would be visible within the public realm, the property itself is located towards the end of the close and the proposed development would not overly visible, therefore, the proposal is not considered to be a prominent feature within the locality.
- It is acknowledged that the development is relatively substantial, however the extension is not considered to be an overdevelopment of the site due to the size of the plot. Additionally, many of the bungalows within Trevoise Close have been heavily extended over time, resulting in sizeable detached dwellings. The development would not result in the host dwelling being disproportionate to the properties within the street scene.

Residential Amenity

- The neighbour most impacted as a result of the development would be the neighbour to the northeast, no. 10 Trevoise Close. This property is positioned on lower ground levels than the application site, between the shared boundary is a 2m high fence.
- The proposed side extension would be set in a minimum of 1.0m from the shared boundary and there would be a minimum separation distance of 1.45m. It is acknowledged this is a tight arrangement, however, the properties are oriented so that they skew away from each other at the rear, resulting in a larger separation distance (2m) which is considered acceptable.
- Due to the revised layout of the scheme, the side extension would have a greater depth which in turn also results in additional built form close to the shared boundary with no. 10 when compared to approved planning permission approved under H/23/95398.
- No. 10 has a single storey rear extension which extends a large open plan kitchen and living area to the rear of the dwelling. This room is served by 3no. windows and 2no. sets of patio doors, one of which faces south and is considered the primary window to this room.
- The proposed side extension has the potential to impact upon this room to no. 10, due to this a visit to the neighbour was carried out and the 45-degree daylight test applied to the primary window.
- The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if a development crosses the 45-degree line on both the elevation and floor plan then the proposed development will probably cause a noticeable reduction in skylight received by the window.
- In the case of the rear south facing patio doors to no. 10, the proposal only crosses the 45-degree line on the floor plan and passes the daylighting test. Therefore, it is considered the kitchen and living area room to no. 10 would still continue to receive a reasonable outlook and light with the development in place.
- Upon the site visit it was noted the 2m high fence would also screen the majority of the development and would not be overbearing despite the differing ground levels due to the proposed extension being set back 1.0m from the boundary.
- In the previous planning application and Officer's Report, it was noted the side extension also has the potential to impact upon a side facing bedroom window to no. 10 which faces the application site. It was ascertained the light received to this window would not be impacted upon to such a detrimental degree as this window already has a limited amount of light due to its location and the vegetation directly in front of it.
- The extension proposes front and rear facing windows; the front window would mainly face the street which is accepted and tolerated but would also have an oblique view of the bedroom window to no. 10. This view would also be screened by the abovementioned vegetation. Considering these factors, the proposed front window is not expected to generate any unacceptable privacy or overlooking concerns. The rear windows would directly face the garden of the site and are not expected to cause any privacy or overlooking issues.

- The proposed development is not expected to impact upon the neighbours to the rear of the site as there is a separation distance of over 22m between the rear elevations of the site and nos. 16 and 18 Treloyhan Close and meets the guidance set out on the Quality Places SPD. Additionally, the rear boundary to the site is marked with a combination of fencing, mature trees and vegetation as well as an outbuilding which would adequately screen the extension, as such there are no privacy or overlooking concerns.
- Overall and to conclude, while there are some concerns the extension could impact upon no. 10, on balance when considering the abovementioned factors, it is concluded that 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 privacy, light or outlook.

Annexe

- The proposed extension would have accommodation that consists of a main living space with a small kitchen area, a bedroom and a shower room. There would also be a family room linked (with wheelchair access) between the proposed annexe and the host dwelling. A disabled elderly relative intends to use the annexe and as such, this element of the proposal is considered ancillary accommodation to the main house. A condition will be applied to limit the use of the annexe so that it remains ancillary and that whoever resides in it must be directly related to the occupiers of the main house and cannot be let out separately.

Highways Safety and Parking

- The proposed extension would result in an additional bedroom, resulting in a 5no bedroom dwelling which would require 3no. off-street parking spaces. The driveway to the front of the site can accommodate the spaces required as set out in the Residential Parking Standards SPD.

Other Material Considerations

- The proposed extension would be in close proximity to a public foul sewer. The applicant has a confirmed a Build Over Agreement has been approved by Southern Water. They confirmed they have no objections to the proposal subject to the Build Over Agreement being adhered to. This will be recommended as an informative to the applicant.
- 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.

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, 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 reduce/limit impacts on climate emissions as a result of the development or its use.

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, on balance, is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐