

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97074

**Site Address:** 40 MEAD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EZ

**Case Officer:** Claire Campbell-Best

**Description:** Single storey rear extension (revised scheme approved under H/22/94410)

|                                                                                                                                                                      |                                                |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints</b>                                                                                                                                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within Urban Edge<br>Environment Agency Surface Water Flooding – 30, 100 and 1000 year extent<br>Flood Zones 2 and 3<br>Southern Water Sewers 2m Buffer – Foul Sewer |                                                |                                    |

|                         |                                                |                                    |
|-------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <b>Reference</b>        | <b>Description</b>                             | <b>Decision</b>                    |
| H/22/94410              | Single storey rear extension and front porch   | Permit – 10/02/2023                |

|                                |                                                    |                                             |                                           |
|--------------------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>              | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:               | None received                                      |                                             |                                           |
| Chandlers Ford Parish Council: | No comments received                               |                                             |                                           |
| Southern Water Services:       | No objection – guidance notes provided             |                                             |                                           |

|                                                                  |                                                |                                    |
|------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                               | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 08/05/2024 – photographs on file |                                                |                                    |

|                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy:</b>                                                                                                                                                                                          |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                          |
| <b>Development Plan:</b><br>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. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <u>Site and Surroundings</u><br><br>The application site contains a detached bungalow with an attached carport located on the northwestern side of Mead Road. The site has an open frontage and is set well back from the road by a gravel driveway, front garden and low-level wall and shrubbery. To the rear there is a modest sized garden. This part of Mead Road consists of identical detached bungalows, there is a mix of dwelling sizes and styles including two storey semi-detached dwellings to the southwest.<br><br><u>Proposal</u> |

Planning application H/22/94410 granted permission for a single storey rear extension with a flat roof measuring 3m in depth, 8.7m in width and 2.8m in height and a front porch also with a flat roof measuring 2.3m in depth, 1.7m in width and 2.8m in height.

This application proposes an amendment to the single storey rear extension; the height would be increased by 0.1m. The roof form, width, depth measurements and external finishes would remain the same as approved under H/22/94410. Upon the site visit it was noted building works had commenced and built in accordance with the granted planning permission, the eaves and roof details will remain incomplete until this planning application has been determined.

### Principle

The application site falls within the urban edge, whereby alterations or extension to, within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

### Design and Appearance

- The design of the amended single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The proposed extension would be sited to the rear of the property and would not be visible to the public realm. The increased height is modest, the proposal is still considered a subservient addition to the host dwelling and would not be unduly dominant.
- It was noted on the site visit the neighbouring bungalows have been extended to the rear, therefore it is considered the extension would be in keeping with the surround development within the locality.
- The external finishes of the extension (when complete) would match the host dwelling and retain the character of the property.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

### Residential Amenity

- The neighbour most impacted as a result of the amended scheme would be the adjoining neighbours nos. 38 and 42 Mead Road.
- The extension spans the width of the host dwelling and projects 3m into the rear garden. The separation distances between the application site and no. 38 and 42 (approx. 3m) are retained with the development in place.
- These neighbours also have single storey rear extension to their properties. The extension to the host dwelling only projects marginally beyond these rear extensions. Due to this and the separation distances, the proposed extension is not expected to adversely impact on the light and outlook to nos. 38 and 42.
- The extension and the proposed increased height would also be adequately screened by the boundary treatment along the boundaries shared with nos. 38 and 42 and would not result in an unduly prominent structure.
- The proposal would have 2no. sets of patio doors and a full length glazed panel window to the rear elevation which would directly face the rear garden of the application site. There are no side facing windows proposed that would generate any overlooking or privacy concerns with regards to the adjoining neighbours.
- As such, 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

- The sites lies within flood zones 2 and 3, the Agent has completed the Environmental Agency's standing advice form confirming that the floor levels of the extension would be set no lower than the existing levels.

- 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 is recommended for approval, subject to conditions

Recommendation:

**PERMIT** ☒

**REFUSE** ☐