

DELEGATED OFFICER REPORT

Application Ref: H/24/97125

Site Address: 93 CHAMBERLAYNE ROAD, EASTLEIGH, SO50 5JJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension following the demolition of the existing store.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/38345/000/00 - Single storey side and rear extension and erection of detached garage at rear - Permit - 10/01/2002 • F/08/63981 - First floor side and rear extension - Refuse Planning Permission For - 12/12/2008 • F/09/65154 - First floor side and rear extension - Permit - 04/08/2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd April 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 Appraisal for Eastleigh (ELAC 15)

Assessment:
The application property is a 1930s two-storey semi-detached dwelling, situated to the south of Eastleigh centre. The property features a combination of cream render on the first-floor level and brickwork on the ground floor. To the side of the property, there are two single-storey side extensions: one features a flat roof at the rear, while the other, located at the front, has a pitched roof and is utilised as a store. The immediate vicinity is primarily residential, comprising Victorian terraces and similar 1930s semi-detached dwellings. Notably, the area has a particularly strong character due to the regular grid layout and the strong sense of enclosure resulting from the shallow building setbacks and continuous

building frontage. The consistent use of red brick also adds to the distinct character of the area. The current planning application seeks planning permission for the erection of a single-storey side extension following the demolition of the existing pitched roof store.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Eastleigh (ELAC 15) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
 - ii) Minimise the requirement for on-street parking in new development.
 - iii) Maintain the predominant brick wall plot boundaries.
 - iv) Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

Layout, design, and impact upon the character of the area

- 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed single-storey side extension is designed with a flat roof and will occupy the same footprint as the existing pitched roof store. Importantly, it will not protrude beyond the principal wall and will maintain a similar height as the existing flat roof side extension. This design approach ensures that the proposed side extension remains inconspicuous and minimises its visual impact on the street scene.
- The front elevation of the existing pitched roof store is characterised by uPVC cladding, which is considered to fail to establish a cohesive visual relationship with the host dwelling. Moreover, its lower height compared to the flat roof side extension creates a disjointed, stepped appearance that detracts from the overall appeal of the property. As such, the proposed introduction of a brick, flat roof side extension is perceived as an enhancement to the host dwelling, improving both the front and side profiles of the property.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed single-storey side extension will only slightly increase the height compared to the existing pitched roof store. The modest changes in height are not expected to cause any significant impact on the residential amenity of neighbouring properties. Therefore, the adjacent neighbours are unlikely to experience substantial differences as a result of the extension.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and 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 proposed single-storey side extension will not extend beyond the principal wall and will not encroach upon the front parking area. Therefore, the current parking arrangement will remain unaffected by the extension.

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, 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.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐