

DELEGATED OFFICER REPORT

Application Ref: H/24/97251

Site Address: 4 HEATHLANDS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension and partial demolition of detached double garage.

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

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Ecologist:	No further surveys will be required.		
Tree Consultant:	No arboricultural objection, subject to condition.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd May 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 application property is a two-storey, three-bedroom detached dwelling with a detached double garage positioned at the side. The property currently features a front porch, a side conservatory, and a rear conservatory. The immediate surrounding area is residential in nature, comprising primarily detached properties. The current application seeks planning permission to construct a single-storey side extension that will occupy the space between the host dwelling and the existing detached double garage. As part of this development, a portion of the current double garage will be demolished, converting it into a single detached garage.

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.

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 front portion of the proposed single-storey side extension will be used to enlarge the existing WC, while the rear portion will accommodate an additional bedroom on the ground floor. In terms of design, the extension will feature a mono-pitch roof and will be finished in brickwork and tiles that match the existing building. Given its height, design, and materials, the extension is considered to appear subservient to the host dwelling and will respect the character of the main building.
- The proposed extension will occupy part of the footprint of the existing double garage, ensuring no excessive increase in the overall footprint. The existing rear amenity space will be fully retained, alleviating any concerns regarding overdevelopment.
- The application property is situated within a small close off Heathlands Road, accessed via a shared long driveway. As a result, the property is scarcely visible from Heathlands Road and the wider street scene. Consequently, the proposed side addition will not significantly impact the street scene or alter the visual character of the area.

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 nearest neighbour to the proposed extension is located at 2 Heathlands Road. However, the existing garage on the application site, along with this neighbour's garage, will provide a buffer between the proposed side extension and this adjacent property. This separation ensures there is sufficient distance to prevent the extension from causing any detrimental impact on the neighbour's residential amenity.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- After reviewing the site photos, the council's Ecologist has determined that there are no potential bat roost features on the house or the garage. As a result, no further surveys are required.
- A Construction Environmental Management Plan (CEMP) will be required. A precautionary working method for small animals such as hedgehogs, toads, and stag beetles must be included in the CEMP.

Trees and landscaping

- There are some significant trees to the south of the proposed development area and therefore the council's tree consultant has been consulted for this application. Upon reviewing the submitted arboricultural information and tree protection plan, the consultant has confirmed that the provided documentation is sufficient and demonstrates that the trees can be protected and retained. To ensure the preservation of these trees, which contribute significantly to the amenity of the locality, a condition will be imposed.

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.
- With the addition of a ground-floor bedroom, the property will be classified as a 4+ bedroom dwelling, requiring a minimum of three parking spaces. It is assessed that the existing driveway has the capacity to accommodate three vehicles, along with one parking space within the single garage. Therefore, the proposed parking provision at the site is deemed acceptable.

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 ☐