

DELEGATED OFFICER REPORT

Application Ref: H/24/96887

Site Address: 17B HAZEL CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 5RF

Case Officer: Alexandra Stone

Description: Single storey side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders		

Planning History?	Yes ☒	No ☐
F/10/68252 – Refuse Planning Permission (allowed at appeal) – 08/07/2011 Erection of a pair of 3 bed semi-detached dwellings with associated garages and attached garage to No.17 Hazel Close		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>7 Walnut Close (summarised):</u> Plans are not scaling correctly. The extensions are significant in size and dominates the dwelling. Not subservient to the dwelling and visually harmful in character of the locality and surrounding area. The extension would be extremely close to the neighbouring property (7 Walnut) and would cause loss of light to the property at almost all points of the day. 7 Walnut also has windows to their ground and first floor which serve habitable rooms, the extensions would cause loss of light to these rooms. The outlook would be worse and overbearing with the overshadowing. <u>8 Walnut Close (Summarised):</u> Objection on the grounds of being overlooked and loss of privacy. First-floor window will overlook garden and ground floor areas of the property. <u>Officer Response:</u> These matters are addressed in the officer's planning assessment below.		
Parish Council:	No Comments Received		
Tree Officer:	No Objection		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 05/04/2024		

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; Character Area Appraisals.

Assessment:

Principle

The application is for the addition of a single storey side and rear wraparound extension. The proposed single storey extension measures approximately 3.8m in width, extending past the rear of the dwelling to 12.5m and 4.6m across the rear of the dwelling to the boundary.

To the ground floor, the extension would create a home office, W/c and enlarge the dining/ kitchen area.

- The development is within the urban edge where the principle of development is acceptable.

Design and layout

The dwelling is towards the Northern end of Hazel Close, to the end of a row of terrace houses. The dwelling has a single detached garage and space for two vehicles to the front of the dwelling. To the North there is Walnut Close with no.7 Walnut Close sharing a boundary fence. Walnut Close appears to be on slightly higher ground than Hazel Close.

The proposed extension would be of single storey and subservient to the main dwelling with materials to match. The proposed extension would be concealed from view from the roadside due to its position.

- The design of the proposed single storey rear/ side extension is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

The single storey side extension would face the rear of the properties of Walnut Close. As the proposed extension would be of single storey and situated on slightly lower ground, therefore unlikely to cause overlooking.

- 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 ...