

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/97363

**Site Address:** 22 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FE

**Case Officer:** Claire Campbell-Best

**Description:** Replacement single storey rear extension and associated alterations.

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|-------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Particular Site Constraints</b>                                            | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Within the Urban Edge<br>Tree Preservation Order 7-E (Within the rear garden) |                                                |                                    |

|                         |                                                   |                                            |
|-------------------------|---------------------------------------------------|--------------------------------------------|
| <b>Planning History</b> | <b>Yes</b> <input checked="" type="checkbox"/>    | <b>No</b> <input type="checkbox"/>         |
| <b>Reference Number</b> | <b>Description</b>                                | <b>Decision</b>                            |
| H/19/86676              | Alterations to existing conservatory              | Permit – 05/12/2019<br><br>Not implemented |
| Z/11340/001/00          | Two storey side and single storey rear extensions | Permit – 13/07/1998                        |

|                                |                                                    |                                             |                                           |
|--------------------------------|----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| <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                               |                                             |                                           |
| Trees:                         | No objection                                       |                                             |                                           |
| Ecology:                       | No objection                                       |                                             |                                           |

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|----------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 20/06/24 – Photographs on file |                                                |                                    |

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| <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 and Residential Parking Standards.                                                                                                           |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <u>Site and Surroundings</u><br><br>The application site relates to a detached two storey dwelling located on the southeastern side of Kingsway Gardens. The property is set back from the road by a hardstanding driveway and front garden. There is a fully enclosed garden to the rear containing a protected tree. The surrounding area is residential in nature and features detached dwellings of a similar character and appearance.<br><br><u>Proposal</u><br><br>This application seeks approval for the construction of a single storey rear extension which would replace an existing rear conservatory. This would adjoin an existing single |

storey extension also located to the rear. The proposed single storey rear extension would be sited over the footprint of the rear conservatory and would have the same depth (3.45m) and width (2.75m). The proposal would be slightly larger in height than the conservatory (3m); the maximum height would be 3.8m (2.5m to eaves). The extension would be served by 3no. rooflights, 2no. full length glazed panels to each side elevation and gable glazing and bi-fold doors to the rear elevation. This would be finished in materials that match the host dwelling.

The application also seeks approval for 2no. rooflights to be inserted into the existing single storey rear extension.

### Principle

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 conditions listed in the report below.

The site also has relevant planning history; planning application H/19/86676 was approved for similar works proposed in this application. While this planning permission has expired, this will form a material consideration upon the assessment of this application.

### Design and Layout

- The design of the proposed single storey rear extension and rooflights to the existing single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposal would be sited entirely to the rear of the property and not visible within the public realm. The impact within the street scene would be minimal.
- Many of the properties within Kingsway Gardens have been extended to the rear at single storey level, it is therefore considered the proposal would be in keeping with the development within the locality.
- The proposed single storey extension would be finished in materials that are more sympathetic with the host dwelling and will add more cohesive to the rear elevation of the property.
- The overall height of the roof of the proposed extension would be higher than the existing conservatory, however, it is single storey in nature and considered a subservient addition to the property.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

### Residential Amenity

- 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.
- As noted, the overall height of the proposed extension is higher, however, due to the separation distance between the site and the immediate neighbour and that the roof slopes away from the shared boundary, the proposal is not considered to result in adverse harm to the nearby neighbouring amenity with regards to over dominance or loss of light or outlook.
- Overall, the amount of glazing would be reduced compared to the conservatory, with some windows above head height. Additionally, the boundary treatment along the shared neighbouring boundaries would sufficiently screen any views from the windows proposed to the side elevations. As such, there are no overlooking or loss of privacy concerns.

### Trees and Ecology

- The proposal is relatively close to a protected tree in the rear garden, due to this the Council's Tree Officer was consulted. They advised as the area the proposed extension is already developed, the risk to the protected tree is low and advised they had no arboricultural objections.
- The Council's Ecologist was also consulted due to the proposed works to existing roofs. They reviewed site photos and advised there were no potential bat roost features and recommended precautionary working methods be added to as notes to the applicant in the decision notice.

#### 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** ☐