

DELEGATED OFFICER REPORT

Application Ref: H/24/97327

Site Address: 8 FIR CROFT DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 2HE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension with alteration to attached garage
(AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• 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:	One objection was received during the initial consultation. The neighbour expressed concerns that the extension would use their external wall as a structural component. They highlighted the necessity for the extension to have its own foundation and a separate wall. The same neighbour reiterated their concerns during the second consultation period, emphasising the need for a distinct dividing wall with its own foundation.		
Parish Council:	No comments were received from the parish council. However, one local councillor, whose property is proximate to the application site, has reached out. After consultation with the planning manager, it was determined that the proposed development would not directly impact the councillor's property sufficiently to warrant referral to the committee.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 16 th May 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:

8 Fir Croft Drive is a 3-bedroom mid-terraced house. The dwelling itself has its garage attached to 9 Fir Croft Drive. Similarly, 7 Fir Croft Drive has its garage attached to the application property. The surrounding area is residential, predominantly featuring terraced and semi-detached houses of similar style. The application seeks planning approval for a single-storey side extension to fill the void behind the existing garage, expanding the kitchen and adding a new utility room. Initially designed with a pitched roof, the proposal was amended to feature a flat roof.

Background

The proposed single-storey side extension will abut the neighbour's wall, necessitating the submission of a Certificate B. This certificate was submitted on 06/06/2024, followed by a renewed 21-day consultation period. As such, an extension of time was granted.

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 proposed single-storey side extension will primarily fill the void behind the garage and will not extend beyond the existing kitchen's rear wall, maintaining a modest size and scale.
- Due to its modest size, flat roof design, and rear location, the proposed single storey side extension will not be visible from the street scene or adjacent properties. This ensures minimal visual impact, thereby preserving the character of the area.
- The design includes matching materials such as brickwork and a white PVC patio door, which are expected to blend seamlessly with the host dwelling.

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 single-storey side extension itself will not significantly impact any neighbours in terms of loss of light, outlook, or privacy.

- The issues raised by neighbouring residents, specifically regarding the party wall and structural concerns, are not material planning considerations. These matters are subject to separate legislation outside the planning remit or are civil issues and cannot be taken into account in the planning assessment of this proposal. The agent and applicant have been reminded to secure any necessary agreements with the neighbours to address these concerns.

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 proposal does not include the addition of any bedrooms. Hence, no alterations to the existing parking arrangement are required. The current parking provision will remain adequate for this property.

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 ☐