

DELEGATED OFFICER REPORT

Application Ref: H/24/97375

Site Address: 1 MERDON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EF

Case Officer: Rachael Morris

Description: Two storey front porch extension. Garage conversion to habitable. Conversion of integrated garden store to habitable, and elevational alterations

Particular Site Constraints?	Yes ☒	No ☐
• Tree Preservation Order(s) • Within the urban edge		

Planning History?	Yes ☒	No ☐
• F/15/76648 - Two storey side and rear extensions, first floor side extension, single storey rear extension, rear dormer and first floor balcony – Refuse – Aug 2015 • F/16/78240 - Two storey side and rear extension & single storey rear extension – Refuse – May 2016 • H/17/81086 - Erection of first floor side extension – Permit – Aug 2017 • H/21/90446 - New carport with garden storage – Permit – Jun 2021 • H/22/94117 - Part retrospective new carport with garden storage, install roof lights at the rear and PV panels at the front – Permit – Dec 2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	34 Lakewood Road. Objection. The size of this property has increased substantially over the years. If you are minded to grant permission for this application, I think a planning condition to ensure that the house is not divided up into multiple houses, and/or an HMO and/or any short term lets would be welcomed. 7 Merdon Close. Objection. The house is already been extended extensively over the last eight years to more than double its original size, and visitors comment that the house already appears too large for the Close and out of keeping with the rest of the housing. The proposed development will only add to a feeling that the house 'dominates' the Close. The houses built in the late 1960s were all of a certain type, and although some have had extensions built they are all in keeping with the original architecture, and not as intrusive as the plans for Number 1 will be. The proposed plan for the integrated garden store to be inhabitable and elevational alterations could be used for multi-occupational use, which again would be totally out of character for the Close. York House, Fairfield Road, Shawford. Objection. We are concerned about it getting too large and sub rented, multiple occupants. This is a quiet cul de sac and the house is disproportionately large to the neighbours and I hold genuine concern for the use of all these new spaces that look like separate accommodation / apartment areas.		
Parish Council:	We share concerns in neighbours' comments that the proposed development would be out of keeping with the neighbourhood.		
Ecology:	There are a few potential gaps in hanging tiles on the front dormer above the garage where it meets the soffit, some on a corner of the garage (on the left side of the photo with the bins in the lower right), and a few gaps on the rear elevation where the hanging tiles meet the flat roof above the glass doors.		

	Looking at the proposed plans, I don't think that any of these areas would be affected by the proposals as long as the hanging tiles are not impacted. A precautionary working method and biodiversity enhancements will be required.
Tree Officer:	Despite a number of protected trees being on site (and on neighbouring land), we feel that the proposed development elements are all suitably distant from these trees to result in a significant risk. Therefore, we raise no arboricultural objection to the proposals.
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm Sewer - Combined Sewer

Site Visit:	Yes ☒	No ☐
Details: 21/06/2024		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> • The design of the two storey front porch extension, garage and integrated garden store conversion to habitable, and elevational alterations 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 proposed garage

conversion would not result in a lack of parking as there would be ample parking available on the driveway to provide the required 3. no off-highway spaces as set out in the Residential Parking Standards SPD.

- The design and layout respects the character and appearance of the locality.
- The proposed two storey front extension introduces an extra gabled frontage to the property, with one gable to the front on-top of the attached garage as existing. The introduction of an extra gable will help with the legibility of the site where the front entrance will be more notable. In addition, some other properties within the road have 2. no front gables which would result in a similar character throughout the street scene.
- The proposed two storey front extension would represent a subservient addition to the main dwelling and the garage & garden store conversions are modest alterations to the existing dwelling.

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.
- The proposed additional windows would not result in unacceptable overlooking. The proposed first floor window to the front elevation, overlooking the public realm where overlooking is more expected and accepted. In addition, the first-floor window would be in a similar position to an existing first floor window, which this modest two-storey extension will be built in front of.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- The requested precautionary working method and biodiversity enhancement plan has been provided.
- There are no likely significant impacts on the SPA.
- There is no mention that the proposed alterations would facilitate a HMO (house in multiple occupation) or holiday let. However, for up to 6 people, a HMO does not need planning permission. On the other hand, changing the use to a holiday let, for more than 90 nights in a year, would require planning permission. As a result, there is no requirement to condition restrictions on these in this case.

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 ...