

9DELEGATED OFFICER REPORT

Application Ref: H/24/97672**Site Address:** 74 PANTHEON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2NS**Case Officer:** Claire Campbell-Best**Description:** Single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/06900/011/00	Erection of 14no. house units	Permit – 27/01/1975

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One objection received from 72 Pantheon Road:</u> I am disappointed that no curtesy conversation has been had about this development. I have received no party wall agreement or any information on it. The quality of life for myself and my children will be affected by this build. My son is autistic and loud noises and strong smells trigger and distress him and send him into a meltdown, especially repetitive noises. He is unable to attend fulltime education due to his needs, so he spends a lot of time in our house which is supposed to be his safe place. We will also not be able to enjoy in the garden whilst work is being carried out. Due to my son's needs I mainly work from home and the noise will disrupt my job and meetings. Our quality of life will also be affected due to overshadowing of our seating area in our garden and also loss of light and overshadowing of our dining room as a result of what is being proposed. Document 8309 E102 Existing parking is not a correct representation of the driveway. In the application it states a minimum of 3 places is required for a 4-bedroom dwelling. Three cars do not fit on that driveway, I doubt even two would fit. Adequacy of parking is already an issue on Pantheon Road and this will cause further parking problems. I am also concerned about the ongoing noise after construction due to the additional bedroom. <u>Local Planning Authority Response:</u> The comments regarding the party wall agreement is not a planning matter. It is a civil matter that will need to be settled between the applicant and neighbour. The rest of the points raised in the neighbour objection will be covered in the assessment below.		
Chandlers Parish Council:	No comments received.		

Ecology:	No objection. Advisories to be provided to the applicant.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/07/2024 – Photographs on file		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:

Site and Surroundings

The application site relates to a two storey end-of-terrace dwelling located on the southeastern side of Pantheon Road. The property is set back from the road by a driveway and modest front garden. To the rear of the property is a detached single garage and enclosed garden with a combination of fencing and hedging for the boundary treatment. The surrounding area is residential in nature and features terraced and detached properties of a similar character and form.

Proposal

This application seeks permission for the construction of a flat roofed single storey rear extension and located to the eastern elevation. This would be set in from the shared boundary by 0.40m and would measure approximately 5.35m in width, 3.55m in depth and would have a maximum height of 2.8m. The extension would accommodate a ground floor bedroom and w.c. and would be finished in materials that would match the host dwelling.

A ground floor kitchen window would also be inserted into the northern side elevation which would match the existing fenestration to the property. This element of the proposal can be carried out via the applicant's permitted development rights and without the need for formal planning consent. Therefore, this application will focus on the proposed rear extension.

Principle

The application 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 considerations listed below.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. It is a subservient addition to the host dwelling due to its single storey nature and proportionate dimensions. Moreover, it must be acknowledged a similar sized extension could be constructed via the applicant's permitted development rights which is a material consideration when assessing this application.

- The extension would be sited to the rear of the property and would not be visible from the public realm, therefore the impact within the street scene would be minimal.
- The use of matching materials ensures the extension is harmonious with the host dwelling. During the site visit it was noted many of the terraced properties within Pantheon Road have similarly sized single storey rear extensions. As such, the proposal is considered to be in keeping with the existing development in the surrounding area.
- The development would not be an overdevelopment of the site, sufficient amenity space would be retained.

Residential Amenity

- The neighbour most impacted as a result of the development would be the neighbour to the west, 72 Pantheon Road. This neighbour has raised concerns that there will be excessive noise during building works and the extension will cause loss of light to their dining room window and patio area to their garden. Upon discussions with the agent, amended plans were received which show the extension set with from the boundary shared with no. 72 to alleviate outlook and light concerns.
- In response to the noise created during building works, while this is noted, building works are temporary and will cease when works are complete. A considerate builder's note will be added to the decision notice advising the applicants of good practice during construction works. Any noise concerns relating to general residential noise should be reported to Environmental Health who have the necessary legislative powers to enforce any noise deemed unacceptable from an Environment Health perspective.
- 72 Pantheon Road has one door and two ground floor rear windows; the closest window to the application site serves a dining room. The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if a development crosses the 45-degree line on both the elevation and floor plans then the development will probably cause a noticeable reduction in skylight received by the window.
- In the case of the dining room window, the extension only crosses the 45-degree line on the floor plan and as such passes the daylight test. Therefore, the proposed extension is not considered to cause unacceptable harm the daylight or outlook to this neighbour.
- The extension would result in some shadowing to the private patio area to 72 Pantheon Road, however the extension is located to the eastern elevation and has a flat roof. Therefore, it is considered this area of the garden to no. 72 would still receive a good amount of light throughout the day, particularly in the afternoon. Therefore, it would be unreasonable to refuse the application on this basis.

Highway Safety and Parking

- The proposed extension would result in an additional bedroom, resulting in a four-bedroom property which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.
- The proposed site plan shows the driveway to the front of the site appears to accommodate the required parking, although it is noted it is a tight arrangement. The parking arrangements could be better arranged by further utilising the frontage of the site to create additional hardstanding via the applicant's permitted development rights. A condition will be applied to ensure the required parking is contained within the curtilage of the site to prevent any highway safety and parking concerns.

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 ☐