

DELEGATED OFFICER REPORT

Application Ref: H/24/97127

Site Address: 14 CUCKOO BUSHES LANE, CHANDLER'S FORD, EASTLEIGH, SO53 1JX

Case Officer: Alexandra Stone

Description: Single storey rear extension, addition of front porch, extension to existing dormer window, alterations to the fenestration to include addition of roof lights, render and cladding, demolition of existing single storey rear extension.

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

Planning History?	Yes ☒	No ☐
Z/36348/001/00 – Permit – 03/03/2000 Two storey front extension and addition of side facing dormer windows F/11/69878 – Permit – 07/12/2011 Enlargement of existing dormer to eastern elevation and additional dormer to western elevation F/13/73160 – Permit – 15/10/2013 Roof extension to rear gable, extension of dormer window on eastern roof plane and construction of dormer window on the western roof plane to allow first floor accommodation (amended description) F/16/78755 – Permit – 09/08/2016 Extension and alterations to roof to include raising of ridge height, addition of roof lights and elevational alterations to property		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comments Received		
Ecologist:	No Objection		
Southern Water:	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: 31/05/2024		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Principle

The application is for the addition of front porch, a single storey rear extension that is to replace the existing rear extension, an extension to the existing dormer window to the western side with alterations to the fenestration such as rooflights, cladding and render. The front porch would measure approximately 1m by 2.2m. The dormer window would be extending approximately 2.1m and the rear extension would measure approximately 4m by 5.6m.

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

Design and layout

The dwelling is located within Cuckoo Bushes, to the East of Hursley Road and benefits from a large driveway. The dwellings within Cuckoo Bushes consist of bungalows and houses, each with different styles of dwelling, porch and materials.

The proposed porch is similar in size to the existing canopy and uses materials to match the dwelling so unlikely to be noticed.

The change of materials to the dwelling would be similar found within the immediate streetscene therefore inkeeping with the area.

The proposed extension to the western dormer window is unlikely to be noticeable from the front of the dwelling as it would be similar in appearance to the existing.

The proposed rear extension would be of flat roof and of single storey therefore unlikely to cause over shadowing.

- The design of the proposed single storey rear 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 proposed extension of the dormer faces towards the neighbouring property. The proposed window faces to the side of the neighbouring properties roof, therefore likely to cause overlooking. In addition, there are no side windows to the neighbouring property.

- 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 ...