

DELEGATED OFFICER REPORT

Application Ref: H/24/97554

Site Address: 11 CLANFIELD DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 2HJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Ground floor rear extension. First floor side extension over garage with front and rear dormers. Internal alterations. Alterations to fenestration

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 has been received regarding the proposal. The neighbouring resident raised several concerns: • Loss of light: The proposed first-floor extension could potentially block light due to its proximity to the boundary. • Encroachment and overhang: The neighbour highlighted that the garage currently overhangs their land and that the proposed extension would further encroach onto their property. • Party wall and boundary issues: The neighbour claims that the boundary is aligned with the party wall and that the garage at No. 11 is built up to this boundary. The objector believes that any extension that overhangs their property is unacceptable due to the minimal gap between the houses.		
Parish Council:	No comments were received.		
Ecologist:	No further survey works are required.		
Asset Management:	No response is required from Asset Management Consultations.		
Southern Water:	The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 21 st June 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:**Site context and surroundings**

The application property is a two-storey, three-bedroom detached dwelling with a gable roof, located towards the end of Clanfield Drive. The property includes an attached flat roof garage on the side. The front of the property is defined by a low boundary wall, with half of the frontage comprising a garden and the other half a paved driveway. The surrounding area is residential in nature, featuring detached properties. The topography of Clanfield Drive slopes upward from southeast to northwest, which affects the relative heights of the buildings along the street.

Proposal

The application seeks planning permission for several modifications to the existing property. The proposal includes the construction of a single-storey flat roof extension to the rear of the property to accommodate an open-plan kitchen and lounge area. Additionally, the rear portion of the existing garage is proposed to be converted into a utility room. A first-floor side extension is also planned above the existing garage, incorporating both front and rear dormers. The proposed first-floor extension will accommodate a new master bedroom with an en-suite facility. It is also noted from the submitted drawings that the existing hanging tiles on the property will be replaced with cladding.

Initially, the design for the first-floor side extension featured a larger front dormer and a hipped roof feature. The revised design now includes a full gable roof with a smaller front dormer.

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 primary issue with this application relates to the proposed first-floor side extension and its detrimental impact on the established character of the area and the wider street scene. Clanfield Drive, particularly this section, is characterised by two predominant styles of dwellings. The first style consists of bungalows with gable roofs and side dormers,

including the application property, and the second style features bungalows with front dormers that run parallel to the road.

Introducing a first-floor side extension to 11 Clanfield Drive would disrupt this established architectural pattern. Currently, the open gaps between buildings, particularly at first-floor level, create a sense of spaciousness and rhythm that is a characteristic of the street. It is considered that the proposed first-floor side extension would effectively enclose the gap between the application property and the neighbouring property at No. 12. Such an alteration would diminish the spaciousness and openness, creating a cramped and overcrowded appearance within the street. The extension's scale and massing would introduce a sense of enclosure and visual bulk that is inconsistent with the existing pattern of development, thereby harming the character and layout of the street.

During the site visit, it was noted that there are no similar first-floor side extensions within this part of Clanfield Drive, and the introduction of one here would be at odds with the prevailing architectural form. It is considered that the proposed extension would stand out as an incongruous and uncharacteristic feature within the street. Another important consideration is the potential precedent that this development could set for future proposals. As there are no similar first-floor side extensions in the vicinity, approving this application would establish a new precedent for further infill developments along Clanfield Drive. This could lead to an increasingly cramped and overcrowded appearance, as more properties might seek to enclose their side spaces.

While the revised design, with a full gable roof and smaller front dormer, was intended to reduce the visual impact of the proposed extension, these changes do not sufficiently mitigate the harm caused. The proposed extension remains visually dominant due to its position and bulk, particularly as it extends across the full width of the garage and into the upper storey. The introduction of a front dormer and full gable at the side elevation would detract from the simplicity of the original dwelling, making it appear out of scale with the surrounding area.

NPPF states '*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents.*' In summary, the proposed first-floor side extension is considered unacceptable due to its detrimental impact on the character of the area and the street scene. The development would introduce an incongruous feature that would harm the established rhythm and spacing of properties on Clanfield Drive. The extension's bulk, massing, and proximity to neighbouring properties would result in a cramped form of development that is out of keeping with the surrounding area. For these reasons, the application is recommended for refusal.

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.

In addition to concerns about the street scene and character of the area, there are also significant reservations regarding the impact of the proposed development on residential amenity, particularly for the neighbouring property at 12 Clanfield Drive. It is noted that the neighbouring property features a side window with clear glazing that directly faces the application site.

The proposed first-floor side extension, positioned above the existing garage, would be built in very close proximity to this side window. As a result, the extension raises concerns regarding both loss of light and loss of outlook for the occupants of 12 Clanfield Drive. Although it is acknowledged that this side window appears to serve as a secondary window to the affected room and that the room may still receive adequate light from the primary front-facing window, the proximity of the proposed extension to the side window remains problematic.

The closeness of the extension, combined with the fact that the side window has clear glazing, would significantly diminish the outlook from this window and likely appear overbearing when viewed from within No. 12.

The scale and massing of the side extension, given its close proximity, would result in a development that feels intrusive and overbearing for the neighbour, impacting both their outlook and potentially their light. For these reasons, the impact on residential amenity is considered unacceptable and further supports the recommendation for refusal of the application.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

It was advised by the council's Ecologist that the existing roof, hanging tiles, and soffits appear to be well-maintained, with a close-fitting structure that is unlikely to provide suitable roosting opportunities for bats or other protected species. Furthermore, although the property is located within a red/amber zone for Great Crested Newts (GCNs), the garden does not present characteristics typically associated with suitable habitats for these species. As such, the proposed works impacting GCNs or their habitats are considered low. On this basis, the council's Ecologist has determined that no further survey work is required.

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 application property will maintain as a three-bedroom dwelling, and therefore there is no requirement for additional parking spaces.

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:

Reason of refusal

The proposed first-floor side extension, due to its bulk, scale, and close proximity to the neighbouring property, is considered to result in a cramped and overbearing form of development. This would significantly disrupt the established rhythm and spacing of properties along Clanfield Drive, causing harm to the street scene and the character of the area. Furthermore, the close proximity of the proposed extension to the neighbouring property at 12 Clanfield Drive, particularly in relation to the clear-glazed side window, would result in an unacceptable loss of outlook and have a detrimental impact on the residential amenity of the adjacent property. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

Recommendation:

PERMIT ☐

REFUSE ☒