

DELEGATED OFFICER REPORT

Application Ref: H/24/97924

Site Address: 21 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side and rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Special Character Area		

Planning History?	Yes ☒	No ☐
• Z/07740/001/00 - Rear extension - Permit - 18/04/1980 • H/21/90408 - Raising roof height and side extension incorporating an integral garage to provide height and area for first floor accommodation following demolition of existing detached garage. - Permit - 21/07/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		

Site Visit:	Yes ☒	No ☐
Details: 21 st August 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 (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:
<u>Site context and surroundings</u>
The application property is a two-storey detached dwelling situated on a generous plot. The property features three front gable dormer windows and a gravel parking area at the front. The rear garden is private and enclosed by boundary fences. The site falls within an established residential area which displays a very mixed street scene with one and two storey dwellings of a range of designs and ages.

Proposal

The application seeks planning permission for a single-storey side and rear extension. The proposed extension will create additional living space on ground floor, including a kitchen and utility room. It will feature a flat roof with roof lights and will infill the void at the side of the property, extending slightly beyond the existing rear wall. The materials and finishes are proposed to match those of the existing property.

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.
- Grosvenor Road forms part of the Kingsway Special Character Area and is included within the Kingsway character area, and as described within the Chandlers Ford and Hiltingbury Character Area Appraisal (Kingsway), this area includes a range of detached dwellings, many with individual characteristics. The average plot size is about 0.11 hectares. There are many mature trees in the locality.

Development proposals should ensure that:

- i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- ii) no healthy or mature trees would be felled or likely to be damaged
- iii) the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

Character and Design

- 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 extension is considered to have a minimal visual impact on the surrounding area due to its location at the rear of the property. Given that the extension is not visible from the street, it will not affect the street scene or disrupt the established character of the area. Moreover, the scale of the extension is proportionate to the existing dwelling, ensuring it remains subservient and visually unobtrusive.
- Furthermore, the roofline and overall height of the proposed extension are modest, limiting its bulk and ensuring that it will not appear overbearing or dominant when viewed from neighbouring properties.
- The proposed materials, including brickwork, will closely match those of the existing structure, ensuring the extension integrates well 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 adjacent neighbour at 19 Grosvenor Road is likely to be the most affected by the proposed extension due to its proximity to the shared boundary. The application property is set back in relation to No. 19, which means the extension could appear more prominent when viewed from the rear of this neighbouring property, potentially raising concerns about a partial loss of outlook. However, as the proposed extension is limited to a single storey and of a modest scale, it minimises the risk of being overly dominant or oppressive.
- The extension's flat roof design further reduces the risk of overshadowing or a significant loss of light to No. 19. Additionally, given the orientation of the properties, it is unlikely that the proposed development would cast substantial shadows or block sunlight from reaching the windows of this neighbour.

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 proposed extension is intended solely to enlarge the existing kitchen and dining area, with no additional bedrooms being added. As such, no extra parking spaces are required. The existing parking area at the front of the property is considered ample and provides sufficient space to accommodate the current parking needs.

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 ☐