

DELEGATED OFFICER REPORT

Application Ref: H/24/97891

Site Address: 56 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 1GF

Case Officer: Alexandra Stone

Description: Two storey front extension with new porch, first floor side extension, single storey side and rear extension with rear balcony, alterations to the fenestration, new vehicular access to existing driveway

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

Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objection</u> <u>58 Merton Ave (Summarised):</u> The two-storey extension to the front would have an adverse impact on residential amenity as would overlook neighbouring properties. The proposed balcony would overlook their back garden resulting in a loss of privacy. The extensions would be overdevelopment. <u>Support</u> <u>54c Merton Ave (Summarised):</u> The alterations improve the look of the dwelling.		
Parish Council:	"No Comment"		
Ecologist:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 06/09/2024		

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:
<u>Principle</u> The application is for the addition of a two-storey front porch extension measuring approximately 1.5M by 5.5m, a first-floor side extension above existing garage to create an additional bedroom. The proposals also include a single storey side extension

measuring approximately 3M by 3.5m and rear extension measuring approximately 3.5M by 6m with balcony above, alterations to the fenestration and new vehicular access.

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

Design and layout

Policy DM1 states;

All new development should (as relevant):

- a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;

The detached dwelling is located within Merdon Avenue, to the east of Park Road. The existing property is within a row of buildings each having different frontages. The immediate neighbouring property to the east (No.54C) consists of a large front side gable with a small hipped roof over the garage with small flat roof canopy front porch. The neighbour to the West (No.58) has a side orientation to the dwelling with a gable roof facing the application site.

When viewing from the wider street scene, the proposed front porch/ gallery would create a bulky mass with differing rooflines with the gable and canopy to the porch. The overall roofline would look awkward when viewing from the roadside due to its prominent position. The hipped roof of the first-floor extension above the existing garage, combined with the two front gables and sloped front porch roof with the addition of a small canopy to the front entrance, it would appear dominant within the street.

Residential amenity

To the rear of the dwelling, there is a balcony proposed above the single storey extension. The balcony would overlook the neighbouring property (No.58), looking directly into the rear garden, compromising their privacy.

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:

1). The proposal due to the siting of the rear balcony it would result in an unacceptable loss of amenity and privacy enjoyed by the occupiers of No.58 Merdon Avenue. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036] and Quality Places Supplementary Planning Document.

2) The proposed development due to its siting, design, massing, scale, would create an unattractive and incongruous feature at odds with the appearance of Merdon Avenue and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036]

Recommendation:

PERMIT ☐

REFUSE ☒