

DELEGATED OFFICER REPORT

Application Ref: H/24/98068

Site Address: 4 MAYTREE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5RU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension and elevated deck (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site, however it is noted that there have been applications for work to TPO's trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Tree Consultant:	We raise no arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: 30 th 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.

Assessment:
<u>Site context and surroundings</u>
4 Maytree Road is an end-of-terrace property in a row of four terraced houses. The front of the property has been partially paved to provide driveway access. A side entrance leads to the rear garden, which primarily consists of a lawn and a small patio area. Additionally, there is a staircase at the rear of the property providing access to the garden. The surrounding area is residential in nature, with terraced houses on the same side of the road and detached dwellings on the opposite side.

Proposal

The application seeks planning permission for a single-storey rear extension with a pitched roof, incorporating two rooflights. In addition to the extension, a raised decking area is proposed directly outside the rear door of the extension. The decking will feature stairs leading to the rear garden, with a screen positioned along the northern side for privacy.

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.
- Both the proposed single-storey rear extension and the raised decking are located at the rear of the property, ensuring they will not be visible from the public realm. As a result, the visual impact on the street scene is minimal.
- During the site visit, it was noted that the neighbouring property at 6 Maytree Road also features a single-storey rear extension. As such, the proposed extension would not appear as an incongruous addition within the immediate area. The design, including the pitched roof and use of matching materials such as brickwork and tiles, is considered to be in keeping with the character of the host dwelling and surrounding properties.
- The raised decking is considered to integrate well with the rear extension. Its modest scale and height ensure it remains a subservient feature, respectful of the property's proportions, and does not appear overly dominant.

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 proposed rear extension is not considered to have any adverse impact on the amenity of adjacent neighbours due to its modest height and scale. The neighbouring property at 6 Maytree Road already features a rear extension, and the proposed extension would only slightly protrude beyond the rear wall of this neighbouring property. This minor projection is not expected to result in overshadowing, loss of light, or loss of outlook for the adjacent property.
- The raised decking will be elevated approximately 0.5m from ground level. While elevated decking has the potential to cause overlooking or a loss of privacy to neighbouring properties, this proposal includes a 1.8m high privacy screen along the northern boundary, adjacent to the shared boundary. This screen is considered sufficient to mitigate any overlooking concerns and to preserve the privacy of 6 Maytree Road.

Trees and landscaping

- A tree subject to a Tree Preservation Order (TPO) was formerly located in the front garden of the property. However, during the site visit, it was observed that the tree appears to have been removed. Nonetheless, the council's tree consultant was consulted on the proposal, and no objections have been raised.

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 proposal does not involve the creation of additional bedrooms, and therefore no additional parking spaces are required. The current parking arrangement will remain unaffected by the development.

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 ☐