

DELEGATED OFFICER REPORT

Application Ref: H/24/98130

Site Address: 39 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AJ

Case Officer: Claire Campbell-Best

Description: Single storey rear extension with 3no. roof lights, following the removal of existing conservatory.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Orders – 58-H, 244-E and 246-E		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
LDC/24/97981	Lawful Development Certificate for Proposed Use or Development: Conversion of existing conservatory to an extension including adding addition floor space	Certificate Not Issued – 28/08/2024
H/24/96696	Proposed side dormer, single storey rear extension following demolition of existing conservatory and alteration to existing fenestration	Permit – 06/03/2024
Various applications relating to tree applications		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Chandlers Ford Parish Council:	No comments were received		
Trees:	<u>Updated comments received on Tree Protection Plan 09/10/24:</u> The tree protection plan used under planning consent H/24/96696 can be added to this application and the following condition will need to be applied: The development must accord with the tree protection plan reference Tree Protection Plan IBA33-10-100. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soils or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. <u>Original comments received 26/09/2024</u> There are a number of protected trees to the far rear of the application property. There is also a protected tree to the front (protected through the removal of the original birch under Section 14 of the TPO Regulations).		

	As with the previous application, we have no concerns regarding the location of the development in relation to the significant trees (i.e. there are no direct impacts from the placement of the development) but, as with many small-scale proposals in residential properties, there will be a risk to the trees and their root systems from construction access and activities. This is easily mitigated through the use of a Tree Protection Plan. Therefore, we raise no arboricultural objection, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
--	---

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out on previous planning application H/24/96696 – Photographs on file.		

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; Hiltingbury Road West Character Area Appraisal.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached two storey dwelling located on the western side of Randall Road. The dwelling is set back from the road by a front garden and driveway with a fully enclosed garden to the rear. The property itself has a brown tiled cat sliding roof to the front and side, an existing front dormer, an integrated single garage, rear conservatory and single storey extension and is finished in red brickwork and white uPVC fenestration to all elevations. The surrounding area is residential in nature and features dwellings of a similar design and character set within good size plots. <u>Proposal</u> This application seeks approval for a single storey rear extension following removal of an existing rear conservatory. The extension would have a mono-pitched roof measuring approximately 8.05m in width, 3.84m in depth and a maximum height of 3.99m (2.87m to eaves). The extension would accommodate a garden room leading off from a newly created kitchen/diner and would be linked to the existing single storey rear projection. The

extension would be served by sliding doors to the rear elevation and 3no. rooflights and would be finished in materials that would match the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations listed below.

The site has extant planning permission (H/24/96696), this planning consent approved a similar single storey rear extension which is a material consideration upon assessment of this application.

The site falls within the Hiltingbury Road West Character Area Appraisal and states the following:

Development proposals should ensure that:

- 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.
- no healthy mature trees would be felled or likely to be damaged
- the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
- the existing building line along street frontages is respected

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The extension is proportionate in size and considered a subservient and modest addition to the host property. The extension would mainly be sited over the footprint of the existing conservatory.
- The design of the extension is considered to be more cohesive than the existing conservatory as it will match the materials seen on the host dwelling. It is therefore considered the rear elevation would be rejuvenated and respectful to the character of the property.
- The extension would be located to the rear of the property, it would not be overly visible within the public realm and due to its single storey nature, it would not be overly prominent. Therefore, its impact on the street scene would be minimal.
- Numerous properties within the locality have been extended to the rear at single storey level, therefore the proposal is considered to be in keeping with the surrounding existing development.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms or loss of off-street parking is proposed.

Residential Amenity

- The single storey rear extension is not expected to impact upon the immediate adjoining neighbours. With regards to the neighbour to the north, no. 37, the proposed extension would be screened by the existing single storey rear extension and the garage within their rear garden. The proposed extension is not expected to impact upon their outlook, light and privacy.

- The proposed extension would be mostly screened by the mature hedging along the boundary shared with no. 41 and is not likely to impact this neighbour in terms of their outlook, light and privacy.
- Therefore, 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.

Trees

- The application site is covered by a Tree Preservation Order and the Council's Tree Officer was consulted upon. The Tree Officer initially requested a pre-commencement tree protection plan condition, however upon review of the tree protection plan submitted in the previous planning application (H/24/98130) they confirmed this plan would be acceptable for the proposals in this application. As such, a condition will be applied whereby works must commence with this plan in order to ensure the protected trees aren't negatively impacted upon.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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:	
This application is recommended for approval as it is considered to accord with local and national planning policies as well as the character area appraisal as laid out in the report.	
Recommendation:	PERMIT ☒ REFUSE ☐