

Application Number: H/24/98086
Case Officer: Alexandra Stone
Received Date: 29/08/2024
Site Address: 57 Chadwick Road, Eastleigh, SO50 9GJ
Applicant: Reena Khatun
Proposal: Single storey rear extension

Recommendation: PERMIT

CONDITIONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 57CR 01 Rev A and 57CR 02 Rev A.
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
3. The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: It is recommended that a bat box or swift nest box is installed on the existing house as a biodiversity enhancement.

Note to Applicant: There is an existing sewer crossing the development site, behind the house. The Applicant will need to determine the exact position of the sewer, in consultation with Southern Water, before starting work on the extension.

Report:

1. This application has been referred to Committee because a member of staff lives within close proximity.

Site Characteristics and Character of the Locality

2. The property is a two storey, 3no. bedroom, semi-detached house situated within Chadwick Road, to the North of O'Connell Road. The dwelling has an intersecting roof, hipped to the front and gable to the side, Southern elevation. The property is surrounded by other two storey dwellings of similar designs and materials. The rear garden is enclosed by a variety of timber fences.

Description of Application

3. The application is for the addition of a single storey, mono pitch roof, rear extension with roof lights. This measures approximately 5m in depth by 6.5m in width, and 3.3m in height (at the highest point). In addition, the existing wooden lean-to is to be removed from the side of the dwelling.
4. The proposed would have brickwork to match that of the existing dwelling, with an aluminium powder coated roof to provide a zinc effect.

Relevant Planning History

5. There have been no previous planning applications at this site. However, a prior notification application for a 4m deep single storey rear extension has been approved on the adjoining house at 55 Chadwick Road (PN/23/94684).

Representations Received

6. None

Consultation Responses

7. Ecology – No objection
8. Eastleigh Town Council – No comments received

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan

Eastleigh Borough Local Plan 2016-2036

The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management policies:

- DM1 (General criteria for new development);
- DM11 (Nature conservation);
- DM14 (Parking).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

9. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

Planning Practice Guidance

10. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

11. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Eastleigh Borough Local Plan 2016-2036 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the

Planning Practice Guidance constitute material considerations of significant weight.

Principle:

12. The site is within the urban edge where the principle of development is acceptable, subject to the proposal complying with the relevant planning policies.

Design and Appearance:

13. As part of Policy DM1, development is required to take full and proper account of the context of the site including the character and appearance of the locality, and be well integrated (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.
14. The proposed single storey rear extension is of a simple design, which uses a low mono-pitched roofline. It is of a similar design to that of the single storey extension on the adjoining property (55 Chadwick Road) albeit the proposed extension would be approximately 1.5m deeper. The extension proposes to use brickwork to match the existing dwelling which would further blend the extension to the property, with an aluminium powder coated roof to provide zinc effect to match the adjoining neighbour's extension.
15. The proposed single storey extension is to the rear of the dwelling and therefore it would not be seen within the street scene. The proposal would fit in with the residential character and appearance of the locality and in this respect accords with policy DM1 of the Local Plan.

Residential amenity:

16. Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. Additional residential amenity guidance is provided within the Council's Quality Places SPD.
17. The proposed extension would extend almost the full width of the existing dwelling and sit close to the northern boundary. It would extend approximately 1.5m in depth further than the attached neighbouring property's extension. However the relationship with the neighbour and design of the extension is such that it is not considered that it would result in a significant overshadowing, loss of light or overlooking.
18. The neighbouring property to the south (59 Chadwick Road) is approximately 10m away and this is considered to be sufficient distance

to ensure there would be no significant impact on their residential amenities.

19. On this basis the proposal is not considered to result in an unacceptable impact on neighbouring dwellings through overlooking, loss of light, overshadowing and loss of outlook. The development accords with policy DM1 of the Local Plan and the guidance set out in the 'Quality Places' SPD.

Ecology

20. The Ecology Officer has reviewed the site photos and concluded that there are no potential bat roost features. No further surveys are required and no objection is raised.

Parking

21. As the proposed extension does not increase the number of bedrooms within the property, there is no requirement for an increase in parking to be made.

Sustainability Measures and Climate Change:

22. 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.
23. 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:

24. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- a. A public authority must, in the exercise of its functions, have due regard to the need to:
 - i. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - ii. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - iii. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

25. 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

26. The proposed single storey rear extension is in keeping with the character of the area and will not materially impact the amenity of neighbouring residents or have an adverse ecological impact. The proposal is in accordance with the development plan and as such, the application is recommended for permission.

H/24/98086



Address: 57 CHADWICK ROAD
EASTLEIGH, SO50 9GJ

Date: 17/10/2024

Scale: 1:1250