

DELEGATED OFFICER REPORT

Application Ref: H/24/98447

Site Address: 27 PEVERELLS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2AR

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following demolition of existing rear lean-to

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
The site does not have any planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Chandlers Ford Parish Council:	No comments were received.		
Southern Water Services:	No objection – informative advised		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 27/11/2024 – 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; Scantabout and Peverells Wood Character Area Appraisal.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached single storey bungalow located to the northwestern side of Peverells Road. The property is set back from the road by a driveway; to the rear is a fully enclosed garden with an outbuilding sited along the rear boundary. The surrounding area is residential in nature and features detached bungalows and two storey dwellings. <u>Proposal</u> This application seeks approval for a single storey rear extension. This would have a flat roof and extend 5m in depth beyond the original rear wall; the extension would be stepped in from the side elevations and have a width of 8.75m and a height of 3m. The extension would accommodate an open plan kitchen/dining/living area and utility room and allow for a new internal layout to the host dwelling. The extension would be finished in matching render to the side elevations and vertical timber cladding to the rear elevation.

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 as outlined in the report below.

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. It is stepped in slightly at the side elevations which reduces the overall massing, the roof form also ensures there would not be any additional bulk. Although the extension is relatively large, its location at the rear of the property and single storey nature ensure it is not visible from the public realm. Therefore, its impact upon the street scene is considered minimal.
- In terms of design, while the extension is slightly discordant with the host dwelling due to the mismatch in eaves height and contrasting design, the extension itself would rejuvenate the rear elevation to the property and match the contemporary design of the outbuilding within the rear garden. Therefore, the extension is not considered to detract from the original character but enhance it with a contemporary yet modest finish.
- It was noted during the site visit there is a similar sized extension at no. 29, along with other single storey extensions in the local vicinity. Therefore, the extension is considered to be in keeping with the surrounding existing development.
- The proposal would not be an overdevelopment of the site, sufficient amenity space would be retained.
- Parking standards would be maintained as the proposal would not result in additional bedrooms or change the current parking arrangements.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the immediate adjoining neighbours, nos. 25 and 29 Peverells Road.

Impact on no. 25 Peverells Road

- 25 Peverells Road lies to the east of the site and is a one storey bungalow, to the rear of this property is a single storey rear extension; the rear elevation of this extension is entirely glazed.
- The proposed single storey rear extension would be set in slightly from the common boundary with no. 25 and would end roughly halfway along the neighbouring garage within no. 25's garden.
- The main considerations regarding the proposed extension are its potential impacts on no. 25's light, outlook, privacy, and whether it would appear unduly overbearing.
- The 45-degree daylighting test, as outlined in the Quality Places SPD, has been applied to the rear extension of no. 25. While the proposed extension breaches the 45-degree line on the floor plan, it passes on the elevation plan due to the fully glazed rear elevation at no. 25. As such, the proposal is not anticipated to result in unacceptable impact on this neighbour's light.
- In terms of outlook, while the extension would alter no. 25's views, the existing garage on this neighbour's property would screen a significant portion of the proposed structure. Additionally, the extension is set in from the boundary and single storey nature ensures it is not unduly overbearing with regard to this neighbour.
- Regarding privacy, the proposed extension includes no side facing windows, therefore, this neighbour's privacy is not expected to be adversely impacted upon.

Impact on no. 29 Peverells Road:

- 29 Peverells Road is located to the west of the application site and features a substantial single storey rear extension would extend significantly beyond the rear building line of the proposed extension.
- No. 29 has 2no. windows that face the application site, however one window is a secondary window to the master bedroom and the other serves an ensuite which is not considered a habitable room.
- Considering the existing rear extension at no. 29 and the nature of the side facing windows, the proposed extension is not expected to adversely impact this neighbour's outlook, light or privacy.
- To conclude, 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.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐