

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/98476

**Site Address:** 10 HIGHFIELD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2JT

**Case Officer:** Charlie Vallis

**Description:** Erection of orangery at rear of property

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| <b>Particular Site Constraints?</b>                                                                                                                                                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>Within the urban edge</li><li>Within an established residential area</li><li>Public right of way 25m buffer - Chandler's Ford, 10a footpath</li></ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                             | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>EAB0823400000 - Construction of extension to existing dwelling - Permit - 22/06/1973</li></ul> |                                                |                                    |

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|--------------------------------------|----------------------------------------------------|--------------------------------------------------------|-------------------------------------------|
| <b>Publicity:</b>                    | <b>Letters</b> <input checked="" type="checkbox"/> | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:                     | None were received                                 |                                                        |                                           |
| Parish Council:                      | No comments were received                          |                                                        |                                           |
| Hampshire<br>Countryside<br>Service: | No comments were received                          |                                                        |                                           |

|                     |                                                |                                    |
|---------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 28/11/2024 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                     |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b>                                                                                                                     |
| <b>Development Plan:</b><br>The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14. |
| <b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Character Area Appraisals.                                                                              |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <u>Site and Surroundings</u> <ul style="list-style-type: none"><li>The application site is located along the western side of Highfield Road, consisting of a two-storey semi-detached dwelling with an existing single storey extension to the rear. The dwelling is set back from Highfield Road with a front garden and hard standing running along its side. To the rear, the property has a fully enclosed garden containing a detached garage and summer house.</li><li>The site backs onto a playing field and is in an area made up of similarly designed pairs of semi-detached dwellings.</li></ul> <u>Proposal</u> <ul style="list-style-type: none"><li>The application proposes a flat roofed, single storey rear extension, measuring approximately 3.5 metres in depth, with a width of 6.3 metres (protruding 1.45m</li></ul> |

beyond the side of the existing property) and a height of 2.75 metres (overall height of 3.3 metres including the proposed roof lantern).

- The proposed orangery would be served by aluminium bi-folding doors to access the rear garden, a roof lantern and window to the southwestern elevation.

#### Principle

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:  
(a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...  
(c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

#### Design and Layout

- The proposed extension would be built using materials to match the host dwelling and the roof height would match the existing extension, resulting in a cohesive appearance to the rear elevation, suited to the host dwelling in terms of its form, scale and appearance.
- The design and layout respects the character and appearance of the locality, considered to be in keeping with the surrounding area, with other single storey rear extensions in the vicinity noted during the site visit.
- Its impact on the street scene is likely to be minor, perhaps comparable to the impact of the neighbouring garden shed at No. 8 Highfield Road. This is due to the proposal being single storey in nature, set back and partially screened by a front gate.
- The application does not propose any additional bedrooms or impact upon the current parking to the site. Current parking arrangements would therefore not be affected by this application.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The proposal is considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate materials, layout and scale.

#### Residential Amenity

- The neighbours most impacted as a result of the development would be the immediate adjoining neighbours (No. 12 and 8 Highfield Road).
- No. 12 Highfield Road is the other half of the host dwelling's semi-detached pair and has a single storey rear extension, served by a fully glazed patio door, which is the only source of outlook and light into their dining room.
- It was noted during the site visit that the proposed extension may impact the light to the dining room of No. 12 Highfield Road but would be sufficiently distanced to not create a potential harm to the outlook enjoyed by this room.
- The Quality Places SPD (page 33) sets out a 45-degree daylighting test for primary windows of neighbouring properties, noting that if a development crosses the 45-degree line (when drawn from the midpoint of the primary window), on both elevation and floor plans, then the development will probably cause a noticeable reduction in light received by the habitable room.
- A plan was requested during the determination process to demonstrate how the 45-degree test would be applied to this proposed development. The plan applied the 45-degree daylighting test to the dining room window of No. 12 Highfield Road, with the

plan demonstrating that the extension would pass the test on the elevation plan, with the 45-degree line covering just under half of this window. As such, the proposal is not considered to cause unacceptable harm to the daylight received by this neighbour.

- With regard to No. 8 Highfield Road, the proposed extension, due to its single storey nature, sufficient distancing and screening by a shed close to the shared boundary, would not impact the outlook and light to this neighbour.
- The proposed extension does have a ground floor side window, which would face the garden to No. 8 Highfield Road, however any potential views into the neighbouring garden would be screened by the existing boundary treatment and shed. As such, there are no overlooking or privacy concerns associated with this development.
- The development is therefore considered to accord 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 matters

- 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:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...