

DELEGATED OFFICER REPORT

Application Ref: H/24/98577

Site Address: 26 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EA

Case Officer: Charlie Vallis

Description: Erection of single storey flat roof rear extension following removal of existing conservatory.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Orders (58-H) (306A-E)		

Planning History?	Yes ☒	No ☐
- Z/10636/001 – Single storey rear extension – Permit – Jun 2000 - Z/10636/003 – Construction of a conservatory and detached garage at rear – Permit – Aug 2001		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representation(s):	<u>28 Brownhill Road:</u> As an immediate neighbour I am concerned that it may limit the light to the kitchen window and to the Solar Panels located directly above this window. Our gutter height is the height of the joining fence (height 2.4m), their present wall is approximately 1 metre higher than the fence. The conservatory allows morning light through the glass to our kitchen window for most of the morning, but a wall would block this. Please consider the effect this may have to our access to light as we need to switch on a light to our bathroom (facing neighbouring wall) at all times when in use. Number 26 bungalow is considerably shadowed by the neighbouring wall above them, so I understand they also have to have lights on all day. However, they may be putting us in the same situation.		
Parish Council:	No comments were received		
Ecology:	<u>14/02/25:</u> I have reviewed the photos of the rear elevation. I don't see any potential bat roost features. <u>31/12/24:</u> There are records of bats, hedgehogs and nesting swifts near this site. To determine whether a bat survey is required I need to review photos of the rear elevation, roof tiles, soffits, and fascia. The aerial photo of the site shows a hedge near the proposed extension which may provide habitat for nesting birds and hedgehogs. A precautionary working method for nesting birds and hedgehogs will be required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraphs 187(d) and 192(b). A bat box may be appropriate for this building, but it is not tall enough for a swift nest box.		
Tree Officer:	<u>21/01/25:</u> We raise no arboricultural objection to the proposed development.		

Site Visit:	Yes ☒	No ☐
Details: 13/02/25		

Policy:

National Planning Policy Framework Planning Practice Guidance

Development Plan:

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

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 in 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”

Site and surroundings:

- The application site is located on the western side of Brownhill Road, containing a detached bungalow, set back from the road by a steep driveway. There is an existing conservatory to the rear elevation and a detached garage and shed both situated within the rear garden.
- The site is set within a row of similarly designed bungalows amongst mature vegetation.

Proposal:

- This application proposes the erection of a flat roofed, single storey rear extension, following the removal of the existing conservatory.
- Internally, the proposal would be part of an enlarged open plan kitchen, dining and living area; served by French doors to the rear elevation and 1no. sky light.

Design and layout:

- Due to its single storey nature and location to the rear of the host dwelling, the proposal is unlikely to be visible from the street scene.
- The height of the proposed extension has been reduced from the originally proposed 3 metres to 2.8 metres. This amendment brings the proposal closer to the eaves height of the host dwelling, resulting in a more cohesive appearance, whilst ensuring that adequate ceiling height is maintained for residents of the host dwelling.

- 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 proposal has been designed so that the host dwelling maintains sufficient amenity space and, as such, would not represent overdevelopment of the site.
- By using materials to match the host dwelling and due to its modest size, the proposal is considered to respect the character and appearance of the host dwelling.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of the locality through appropriate layout, materials and scale.

Residential amenity:

- Due to the sloping nature of the site, concerns were raised by a neighbour at No.28 Brownhill Road regarding potential impact of the proposal on light to their solar panels and kitchen windows.
- 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 the elevation and floor plans, the development will probably cause a noticeable reduction in light received by the habitable room.
- A plan was requested to demonstrate how the 45-degree test would be applied to the proposed development and the kitchen window of no.28 Brownhill Road. The submitted plans demonstrated that while the proposal would fail on the elevation test, it would pass on the site plan test, with the 45-degree line covering less than half of this window. As such, the proposal is not considered to cause unacceptable harm to the daylight received by this neighbour and is unlikely to result in significant shadowing to neighbouring solar panels.
- In addition, the effect of the proposal is unlikely to be significant, given that a previous permission (H/20/87218) shows the kitchen to be part of an open plan area with sources of light and outlook through its vaulted ceiling and windows to the rear.
- In relation to its other immediate neighbour (no.24 Brownhill Road), sufficient distancing, coupled with its position on higher ground than the host dwelling, means that it is unlikely to be adversely affected by the proposal.
- 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:

- As protected trees are located to the front of the site, the Council's tree officer was consulted and raised no objection to the proposal.
- The Council's Ecology team were also consulted as part of this application as there are records of protected species close to the application site. Photos of the roof were reviewed by the Ecology team, who did not note any potential bat roost features and therefore did not request any additional surveys. In order to accord with policy DM11 of the Eastleigh Local Plan (2016-2036), biodiversity enhancements are required and will be conditioned.
- 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 ...