

DELEGATED OFFICER REPORT

Application Ref: H/25/98717

Site Address: 57 DEVON DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 3GQ

Case Officer: Charlie Vallis

Description: Single storey rear extension following the removal of existing conservatory.

Particular Site Constraints?	Yes ☐	No ☒
- Within the urban edge - EBC sold land		

Planning History?	Yes ☒	No ☐
- F/13/72603 – Two storey rear extension – Refuse – Aug 2013 - F/14/74419 – Erection of first floor side extension – Permit – Jun 2024 - H/21/91235 – Demolition of conservatory to create two storey and a single storey rear extension – Permit – Sep 2021 - PN/24/98622 – Prior Notification for the construction of a single storey rear extension (depth 5m, height to eaves 2.8m and overall height 3m) following removal of an existing conservatory – Refused (not eligible) – Dec 2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments were received		

Site Visit:	Yes ☒	No ☐
Details: 27.02.2025		

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, 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 of 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 & surroundings:

- The application site contains a two-storey semi-detached dwelling with an existing two storey side extension, a conservatory to the rear and a fully enclosed rear garden with an outbuilding adjacent to its western boundary.
- The surrounding area is characterised by two storey semi-detached and terraced dwellings, with varied frontages and generally sizeable rear gardens.

Proposal:

- The application proposes to replace the existing conservatory with a flat roofed single storey rear extension. Internal alterations would allow the extension to host a kitchen and an enlarged living and dining area. This would be served by French doors and a window to the rear, and 2no. rooflights.

Design and layout:

- Due to its single-storey nature, its location to the rear of the host dwelling, and partial screening to the rear by boundary fencing and an existing outbuilding, the proposal is unlikely to have a significant impact on the street scene.
- The site would retain a good-sized rear garden and the proposal is not considered to result in overdevelopment of the plot.
- No additional bedrooms have been proposed within this application and current parking arrangements would be unaffected.
- The proposal is considered proportionate in size to the host dwelling and, through the use of matching brickwork, the proposal respects the character and appearance of the host dwelling.
- 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 likely to be affected by the development would be the immediate adjoining neighbours (no.'s 55 and 59 Devon Drive).
- The proposal has been set in by approximately 0.8m from the shared boundary with no.55. Therefore, as it is in single storey nature and mostly screened by existing boundary fencing, the proposal is unlikely to have an unacceptable impact on their light and outlook.
- It was noted during the site visit that the proposed extension may impact the light and outlook to the adjacent window of no.59 Devon Drive. A plan was therefore requested to demonstrate how the 45-degree test (as set out in page 33 of the Quality Places SPD) would be applied to the proposed development and this window.
- The submitted plans demonstrated that while the proposal would fail this test when applied to the site plan, it would pass when applied to the proposed elevations, with the 45-degree line covering less than half of this window. As such the proposal is unlikely to result in unacceptable harm to the light and outlook of no.59.
- The single storey nature of the proposal, sufficient distancing and screening by boundary fencing also adequately mitigates potential to impact neighbouring properties to the rear.
- 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:

- A restrictive covenant is likely to be in place at the property, as it is formerly owned by Eastleigh Borough Council. An informative will be added advising the applicant to contact our Asset Management Team to obtain the necessary prior consent.
- 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 ...

