

DELEGATED OFFICER REPORT

Application Ref: H/25/98777

Site Address: 32 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed rear balcony with a side privacy screen on the existing flat roof area

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• H/20/87573 - Two storey front, side, rear extensions; and single storey side and rear extension and addition of flue (amended description) - Permit - 23/09/2020 • DC/20/89259 - Discharge of condition 4 (method statement) of planning permission H/20/87573 for two storey front, side, rear extensions; and single storey side and rear extension and addition of flue (amended description) - Discharged - 18/01/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Three letters of objection have been received raising the following concerns: • Loss of privacy and overlooking of neighbouring gardens and habitable rooms. • Noise and disturbance from use of the balcony. • Loss of light to neighbouring garden from the proposed privacy screen. • Contrary to previous planning decision and conditions restricting use of the flat roof. • Balconies not in keeping with the character of the area. • Cumulative impact of previous extensions and removal of boundary screening		
Parish Council:	No comment received.		

Site Visit:	Yes ☒	No ☐
Details: 5 th February 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, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury Road West)

Assessment:**Site context and surroundings**

32 Randall Road is a two-storey, five-bedroom detached dwelling. The property has been extensively renovated in recent years, with a contemporary design that features white render and gable elements, contributing to its modern appearance. The rear garden includes a raised decking area, and the front driveway is fully paved, providing off-street parking. The surrounding area is characterised predominantly by detached dwellings of varying architectural styles, each set within relatively large plots.

Proposal

The application seeks planning permission for the construction of a rear balcony with a side privacy screen, to be positioned on top of the existing flat roof area at first-floor level. The proposed balcony will be accessed via the existing master bedroom and will measure approximately 4.2m in width and 1.0m in depth, projecting from the rear elevation.

The balcony will be enclosed by a frameless glass balustrade along the eastern side. To mitigate overlooking towards the neighbouring property at 30 Randall Road, the northern side of the balcony, which lies adjacent to this neighbour, will incorporate an obscured glazed privacy screen measuring approximately 1.8m in height.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy mature trees would be felled or likely to be damaged.
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
 - iv) the existing building line along street frontages is respected.

Layout, design, and impact upon the character of the area

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, 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 in terms of mass, scale, layout density, design, and siting.
- The proposed balcony and privacy screen would be positioned on the existing flat roof area at first-floor level to the rear of the property. Owing to its location, the

balcony would not be visible from the street scene and would be largely screened from wider public views by the existing built form. As such, it is considered that the proposal would have a limited impact on the street scene.

- The design of the balcony, incorporating a frameless glass balustrade, is considered to be a lightweight addition that complements the modern appearance of the host dwelling. Although the proposed obscured glazed privacy screen would introduce a more solid element, it is considered to be of an appropriate scale and design that remains subordinate to the main building.
- While balconies are not a common feature within the surrounding area, given its rear siting, where it would not be prominent within the public realm, and its design that reflects the style of the host dwelling, it is not considered that the proposal would result in harm to the character of the area to a degree that would warrant refusal.

Impact on residential amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- All comments and objections received from neighbouring occupiers have been fully considered. It is acknowledged that 30 Randall Road would be the most directly affected property, given the proximity of the proposed balcony to the shared boundary. The main concerns raised relate to overlooking, loss of privacy, and potential noise disturbance.
- While the proposed balcony would be located close to the boundary with No. 30, it is not considered that the development would result in unacceptable harm to neighbouring amenity. At present, clear and open views into No. 30's garden are already possible from the first-floor rear windows of No. 32. The introduction of a 1.8m high obscured glazed privacy screen along the northern side of the proposed balcony would serve to improve the current situation by preventing direct views from both the balcony and the master bedroom, thereby reducing the perception of overlooking and enhancing privacy for No. 30.
- Although the balcony would allow external access, it is anticipated that it would function as an ancillary space to the master bedroom rather than as a primary outdoor area. Given its limited depth and width, the balcony is not of sufficient size to accommodate substantial seating or furniture, and it is unlikely to be used for extended periods. As such, any potential for frequent use or significant noise generation is considered minimal.
- With regard to 34 Randall Road, although no privacy screen is proposed along the eastern and southern side, it is noted that No. 32 already has two first-floor rear windows that are positioned closer to the boundary and allow similar or greater levels of overlooking. Therefore, it is not considered that the addition of the balcony would result in any materially greater impact on the privacy of No. 34.
- It is also noted that reference has been made to a condition attached to the previous planning permission (H/20/87573), which restricted use of the flat roof as a balcony without the written consent of the Local Planning Authority. While this condition was imposed to protect neighbouring amenity, each application must be assessed on its own merits, having regard to the specific details proposed. In this instance, the inclusion of a fixed privacy screen and the modest scale of the balcony are considered to sufficiently address concerns regarding overlooking and privacy.

- On balance, although the concerns raised are recognised, it is considered that the proposal would not cause unacceptable harm to the amenity of neighbouring occupiers and would not warrant refusal on these grounds.

Trees and landscaping

- Although the application site is subject to a Tree Preservation Order (TPO), given the nature, scale, and position of the proposed balcony on the existing flat roof, it is not anticipated that the development would have any impact on protected trees within or adjacent to the site.

Highways and parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Given the nature and location of the proposed balcony, the development would not affect existing parking arrangements or access to the site.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐