

DELEGATED OFFICER REPORT

Application Ref: H/25/98810

Site Address: 5 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FF

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor side extension and replacement single storey rear extension (amendments to application H/23/95538)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• F/05/55787 - Rear conservatory - Permit - 03/02/2006 • F/08/62213 - Single storey side extension, side boundary wall and raising of garage roof following demolition of rear existing garage - Permit - 02/06/2008 • H/23/95538 - First-floor extension above an existing garage and a replacement single storey rear extension. - Permit - 25/08/2023		

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

Site Visit:	Yes ☒	No ☐
Details: 6 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.

Assessment:
<u>Site context and surroundings</u>
The application property is a two-storey, three-bedroom, detached dwelling, which is positioned slightly higher in elevation than the road itself. The front elevation of the property presents various features, including a brick construction complemented by a rendered finish on one half, a first-floor balcony, and a sheltered area that extends over

the front entrance and side garage. To the rear of the property, there is an enclosed garden with a rear conservatory and a converted detached garage. There are two major house typologies in Kingsway Gardens, the first type is the two-storey detached dwellings featuring integral garages and balconies, and the second type is the two-storey detached dwellings, characterised by cat slide roofs, and projected balconies. During the site visit, it was observed that works approved under the previous application (H/23/95538) have not yet commenced, although some windows in the main dwelling have been replaced.

Proposal

The current application seeks approval for a first-floor side extension and a replacement single-storey rear extension, as amendments to the previously approved application H/23/95538. The proposed development remains largely consistent with the scope of the earlier consent, with two key modifications.

Firstly, the ridge line of the first-floor side extension is proposed to be raised, increasing the height of the extension to provide additional headroom and usable internal space, while retaining its footprint above the existing garage. Secondly, the size and scale of the approved single-storey rear extension is to be reduced, resulting in a smaller structure compared to the previously consented design.

Policy and 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.

Character and Design

- 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 design adjustments proposed in this application are considered relatively minor in the context of the previously approved scheme (H/23/95538). The raising of the ridge line for the first-floor side extension will increase its height, thereby reducing its subservience to the main dwelling to a limited extent. However, this extension remains set back from the principal elevation, and the additional height is modest in scale. As a result, it is not anticipated that this adjustment will result in a prominent or overbearing feature within the street scene. The side extension will continue to appear subordinate to the host dwelling and is unlikely to appear incongruous when viewed alongside the varied architectural styles of Kingsway Gardens.
- Regarding the replacement single-storey rear extension, the original consented design was assessed as having minimal visual impact due to its similar position to that of the existing conservatory, and its location at the rear of the property. The current proposal, with its reduced size and scale, is expected to further diminish any potential visual impact, ensuring no adverse effect on the street scene or the character of the surrounding area.

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.

- The proposed amendments to the previously approved scheme (H/23/95538) are not expected to result in any significant adverse impacts upon the residential amenity of neighbouring properties. The additional height to the ridge line of the first-floor side extension is modest in scale and, given its position set back from the principal elevation and its retention of the existing footprint above the garage, is not anticipated to materially obstruct natural light or give rise to overshadowing concerns for adjacent dwellings.
- Similarly, the replacement single-storey rear extension, which is smaller in size, and scale compared to the previously consented design, is not considered to exacerbate any existing impacts on neighbouring amenity.

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.
- Under the previously approved scheme (H/23/95538), the first-floor side extension was assessed as adding a bedroom, thereby classifying the application property as a four-bedroom dwelling, which requires a minimum of three off-street parking spaces. The original consent concluded that the existing provision offers adequate capacity to accommodate this number of vehicles, with no resultant parking concerns.
- The current application introduces minor amendments to the approved development, specifically a modest increase in the ridge height of the side extension and a reduced scale for the rear extension. These adjustments do not alter the number of bedrooms or increase parking demand beyond that previously assessed. Therefore, the existing parking arrangement remains sufficient, and the proposed changes are not expected to adversely affect parking provision or give rise to highway safety concerns.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐