

DELEGATED OFFICER REPORT

Application Ref: H/25/98866

Site Address: 1 ASHLEY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 2JH

Case Officer: Gina Aftanas

Description: single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Adjacent to Southern Water Main Great Crested Newts IRZ – Moderate Suitability		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
H/24/98033	Single storey side and rear extension	Permit – 14/10/2024

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No comment received		
Ecology:	No objection. I have reviewed the site visit photos. There are hanging tiles on the rear elevation, but they appear to be in good condition with no visible gaps or slipped tiles which would provide roosting features for bats. The soffits and fascia also appear to be intact.		
Southern Water:	Advice provided. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/02/2025 – photographs on file.		

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 and Surroundings</u> The application site contains a two-storey semi-detached dwelling located on a corner plot within Ashely Gardens to the southwest of Oakmount Road. The property is set back from the highway by a hardstanding driveway to the front, and garden area extending to the side. To the rear, there is a private garden enclosed with fencing and further off-street parking.

Proposal

This application seeks approval for a single storey rear extension. This would have a flat roof and measure approximately 4.9m in width, 4m in depth and 2.5 in height. The extension would accommodate a utility area and family room which would be served by a set of bi-fold doors leading to the rear garden, glass door to the northern elevation and one roof window. The extension would be finished in materials that would match the host dwelling.

The previous permitted permission consisted of a side and rear extension. This application is to the rear only, is smaller in size and more in keeping with the surrounding extension and conservatories already in place.

Design and Layout

The property is a corner plot and therefore the rear is visible from Ashley Gardens. However, the use of a flat roof design and 6-foot boundary treatment minimises the visual impact on the surrounding area.

Being single storey in nature, the extension is considered a subservient addition to the host dwelling. The use of matching materials further ensures that the development integrates harmoniously with the host dwelling, respecting its character.

It is also noted that a similar sized extension could potentially be constructed under permitted development rights via the prior notification process. Given this fallback position, alongside the considerations mentioned above, the extension is deemed acceptable in terms of design in this instance.

The development would not be an overdevelopment of the site and sufficient amenity space would remain with the development in place.

Residential Amenity

The property benefits from good boundary treatment, so is unlikely to cause overlooking on the neighbouring property.

With a flat roof design, its position to the north of the adjoining neighbour, along with the boundary treatment already in place, the proposal is unlikely to cause over shadowing or further loss of light.

The development accords 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.

Southern Water

Southern Water have advised the distance between the extension and the water main along Ashley Gardens requires to be over 6 metres. The plan measurement provided within Southern Water's consultation shows the proposal to be within this 6-metre distance. However, the Agent considers the required distance has been met within the submitted plans, therefore this is something the applicant will need to resolve with Southern Water about directly. An informative will be included within the decision notice.

Other Material Considerations

- 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: This application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐