

## DELEGATED OFFICER REPORT

**Application Ref:** H/25/98965

**Site Address:** 10 BEECH CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1NE

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Single-storey and two-storey rear extensions following demolition of existing conservatory

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| <b>Particular Site Constraints?</b>                                                                                                                                                                | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Within the Urban Edge</li><li>• Within Established Residential Area</li><li>• Within Built-up Area Boundary</li><li>• Tree Preservation Order(s)</li></ul> |                                                |                                    |

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|------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Planning History?</b>                                                                                   | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"><li>• Z/11806/001/00 - Erection of porch - Permit - 18/06/1986</li></ul> |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None were received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                           |
| Parish Council:   | No comments received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                             |                                           |
| Tree Consultant:  | <p>The proposal should not directly impact any significant trees. However, there is always a risk of indirect impacts from construction access and activities.</p> <p>We are pleased to note that the agent has supplied some basic tree protection information on the site plan, reference 02/KENNEDY/25. Given the relatively simple situation, we are happy with the supplied information subject to its compliance. As the tree information has been supplied on the site plan, it can be conditioned under the regular document condition.</p> |                                             |                                           |

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| <b>Site Visit:</b>                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 13 <sup>th</sup> March 2025. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>National Planning Policy Framework</b><br/><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals (Chandler's Ford and Hiltingbury: Hiltingbury Road West)</p> |

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| <b>Assessment:</b> |
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### **Site context and surroundings**

The application property is a two-storey, four-bedroom detached dwelling accessed via a long paved driveway. It is situated in an elevated position relative to Beech Close. The dwelling currently features a front porch, a rear conservatory, and a single-storey side garage. The surrounding area is predominantly residential, characterised by large plot sizes and detached dwellings. These properties are typically set within attractive, well-landscaped gardens, many of which incorporate mature trees.

### **Proposal**

The application seeks planning permission for a single-storey flat-roof rear extension and a two-storey gable rear extension following the demolition of the existing rear conservatory. The proposed extensions aim to provide additional living accommodation, comprising an enlarged kitchen-dining area on the ground floor and an enlarged bedroom on the first floor within the two-storey extension. According to the submitted plans, the front porch will also be removed and replaced with a new window and entrance door.

### **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.
- 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 removal of the front porch is considered as a modest alteration that will not significantly alter the character of the dwelling. The proposed new window and entrance door are proportionate to the facade and follow a standard design that ensures they blend seamlessly with the existing architectural style, avoiding any prominence within the street scene. Furthermore, the property's location at the end of a cul-de-sac reduces its visibility within the wider area, rendering the visual impact of these changes relatively minimal.
- Regarding the single-storey flat-roof rear extension and the two-storey gable rear extension, their positioning at the rear of the property limits their visibility from

public vantage points, thereby minimising any impact on the surrounding residential area.

- The use of matching materials for both extensions ensures they integrate harmoniously with the host dwelling, maintaining the cohesive aesthetic of the property. The design is considered sympathetic to the existing dwelling and the wider 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 two-storey gable rear extension is positioned closer to the neighbouring dwelling at 9 Beech Close. However, as the application property is located to the north of this neighbour, the impact on their access to daylight is expected to be minimal.
- Additionally, the application property is positioned further forward than 9 Beech Close, meaning the two-storey extension will not project significantly beyond this neighbour's rear wall, thereby avoiding any substantial loss of outlook or overbearing impact.
- The presence of a side garage at 9 Beech Close, located adjacent to the shared boundary, further mitigates potential impacts by acting as a buffer between the proposed two-storey rear extension and the neighbour's main dwelling.
- Moreover, the proposed two-storey extension includes no side-facing windows at first-floor level, ensuring no harmful overlooking of the neighbouring dwelling.
- Regarding the single-storey flat-roof rear extension, it maintains a sufficient separation distance from adjacent neighbouring properties and, due to its single-storey height, is not considered to result in any harmful impacts on light, outlook, or privacy.

#### **Trees and landscaping**

- The application site is subject to a Tree Preservation Order (TPO), and as such the council's tree consultant has been consulted as part of this application.
- The consultant's assessment indicates that the proposal should not directly affect any significant trees. However, there remains a risk of indirect impacts arising from construction access and activities. The agent has provided basic tree protection information on the site plan, which the tree consultant deems adequate for the relatively straightforward circumstances of the site, subject to its proper implementation. As this information is included within the submitted site plan, compliance can be secured through a planning condition.

#### **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.
- The proposed development is not anticipated to result in any adverse impact on parking provision, with the site retaining sufficient capacity to meet the needs of the dwelling. The property will remain a four-bedroom detached dwelling, and

therefore the parking requirement remains unchanged from the existing arrangement.

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** ☐