

DELEGATED OFFICER REPORT

Application Ref: H/25/99734

Site Address: 1 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RJ

Case Officer: Alexandra Stone

Description: Single storey ground floor side extension. Loft conversion with front and rear facing dormers.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Tree Preservation Orders - Southern Water Sewers – Foul		

Planning History?	Yes ☒	No ☐
F/12/70398 – Permit - 05/04/2012 Addition of 3no. side dormers to provide additional first floor living accommodation		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>5 Heathfield Road:</u> No major concerns other than one of the rear dormer windows would overlook the decking, garden and rear of their house. Other dormers would be situated behind bushes.		
Parish Council:	Objection – The Parish Council object to the apparent plans for a fence along Sycamore Avenue, This would be out of character with the street, much of which has a semi open plan nature, with bushes used for any shielding. For clarity we raise no objection to the proposed house alterations.		

Site Visit:	Yes ☒	No ☐
Details: By previous officer		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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.

Proposal:

The application is for the addition of a single storey side extension which will measure approximately 5.7m in depth by 6.7m in width. A loft conversion with the addition of front and rear facing flat roof dormer windows. With 1.8m fencing to the front boundary.

Assessment:**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

The detached dwelling is situated on a corner plot within Sycamore Avenue and Heathfield Road. The properties within Sycamore Avenue each have dormer windows to the frontage. These are predominantly situated within the middle of the roof, shallow and modest in size. The current property also has dormer windows, which are three small dormer windows to the front. The properties also have foliage, hedgerow and/or driveways to the front.

The proposed alterations seeks to replace the existing conservatory with a side extension to then extend the roof with the addition of two flat roof dormer windows. The dormer window to the front of the property would be elongated across most of the roof. The rear dormer would be much larger expanding across the entirety of the roof with the addition of solar panels on top of it. There is also the introduction of high fencing to the boundary of the property. Each of these alterations would introduce an incongruous feature, not inkeeping with the streetscene as they provide a dominant element.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The property benefits from good spacing with the proposed dormer windows to the rear being obscured glazed, it would be unlikely to overshadow or overlook the neighbouring property.

- 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.

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: The proposed development due to its design, massing and scale creates an unattractive and incongruous feature at odds with the appearance of neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Adopted Eastleigh Borough Local Plan (2016-2036)

Recommendation: **PERMIT** ☐

REFUSE ☒

Comments ...