

DELEGATED OFFICER REPORT

Application Ref: H/24/97240

Site Address: 65 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NU

Case Officer: Rebecca Altman

Description: Two Storey Front Extension, Roof Alterations & Elevational changes (retrospective variation to previously approved application H/19/85855)

Particular Site Constraints?	Yes ☒	No ☐
- Urban Edge - Hiltingbury Road West Character Area - TPO trees on site frontage - Great crested newt green area (low risk) - Surface water flood risk, north-west corner of site and adjacent road		

Planning History?	Yes ☐	No ☐
- H/19/85855 – two storey front extension, roof alterations and elevational changes – permission 8 August 2019 - T/04498/012 – felling of larch tree in front garden – consented November 1995 - Z/04498/011 – first floor rear extension and single storey side extension for garage – permitted July 1991 - Z/04498/007 – single storey rear extension – permitted July 1982 - Z/04498/006 – two storey side extension – permitted February 1978		

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

Site Visit:	Yes ☒	No ☐
Details: 1 May 2024 – 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 policy S1; and Development Management policies DM1, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.
The Hiltingbury Road West Character Area guidance states that development proposals should: - Ensure that sufficient garden depths are retained; - Not result in the loss or damage of healthy trees; - Be of an appropriate design that is compatible with the character of the area and fits well with the streetscene; - Respect the existing building line along street frontages.

Assessment:

Site and proposal

The application relates to a two-storey detached house on the southern side of Hiltingbury Road, on the corner with Pine Road. The site lies within the urban edge and within the Hiltingbury Road West Character Area.

Planning permission was granted in 2019 for a two-storey front extension, roof alterations and elevation changes, and these works have commenced. However, it was established that the works were commenced after the application had expired and that the extension being constructed was slightly different to that which was approved. The original approved plans showed the main roof height of the dwelling to be raised by approximately 0.5m, with three front projecting gables and one rear projecting gable set at a slightly lower height. As built, the front and rear projecting gables have been constructed to the same height as the main raised ridge. The proposal is otherwise the same as originally approved.

This application seeks to regularise the works that have commenced.

Design and appearance

The principle of extending the dwelling has been established through the previous planning permission. Those proposals were considered to be acceptable in design terms in relation to the existing building and character of the area, in accordance with relevant policies and the Character Area guidance.

The only change to the plans previously approved is that the front and rear projecting gables have been constructed with a higher ridge height, matching that of the main roof. Having viewed the property on site and compared the original and proposed plans, it is not considered that these amendments significantly alter the overall appearance of the extended dwelling from that which was previously approved. The applicant has confirmed the materials to comprise clay tiled roof (Sandroft Cassius Clay), cream render and cement board cladding (Light mist) to the front elevation and red brick to the rear (already installed). It is noted that there is a wide range of materials on dwellings within the streetscene of Hiltingbury Road, and although cladding is not a common feature, it is not considered that it would look inappropriate within this context where there is such a mix of materials. The cladding colour is proposed to be a light neutral colour to ensure that it would not be visually prominent.

The proposal is therefore considered to be acceptable in terms of design.

Amenity of neighbouring residents

The previous scheme was determined not to have an adverse impact on the amenities of neighbouring residents, and the minor increase in height of the gables would not result in any additional impacts.

Impact on trees

There are some significant trees along the western boundary of the site, which are proposed to be retained. The Council's Tree Officer has raised no objection.

Parking

The existing floorplans indicate that the original dwelling had 5 bedrooms and the proposed works would create 4 bedrooms. There is an existing driveway to the front of the house, and an attached garage, which provides sufficient parking provision for a property of this size.

Other matters

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: The proposal works are acceptable in terms of design and relationship with neighbouring properties, and comply with relevant planning policies.

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--