

CFH – Chandlers Ford and Hittingbury Local Area Committee Wednesday 15 January 2020.

Application Number: H/19/86415
Case Officer: Amy Winch
Received Date: Wednesday 11 September 2019
Site Address: 3 NORTHDENE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DW
Applicant: D Hull
Proposal: Single storey front, side and rear extensions, raising of roof to provide first floor living accommodation incorporating side dormers.
Recommendation: PERMIT

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, SITE 01 & 03 RevA.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
5. The first floor windows on the side elevations shall be obscure glazed to Pilkingtons level 3 or equivalent, in the sections that are 1.7m or less above the floor level of the rooms that they serve. Once installed the windows shall be permanently maintained in that condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

This application has been referred to Committee by Councillor Broadhurst, Councillor Grajewski & Councillor Atkinson.

Description of Application

1. Single storey front, side and rear extensions, raising of roof to provide first floor living accommodation incorporating side dormers. Following concerns raised by neighbours, the wood burner and its flue have been removed from the planning application.

Site Characteristics and Character of Locality

2. The site comprises a traditional detached bungalow with front bay window and various single storey extensions. The bungalow is set back from Northdene Road with a parking area to the front and garden to the rear.
3. The property sits towards the beginning of a row of detached bungalows that extends around Northdene and Southdene Close. While the bungalows are of similar proportions, there are marked variations in their detailing with a number having converted their roofline using front, side and rear dormer windows.

Relevant Planning History

4. None at the application site.
5. There have been a number of planning permissions for loft conversion and dormer windows along Northdene and Southdene Roads including some after the adoption of the Northdene Road and Southdene Road Character Area.

Representations Received

6. Four letters of objection have been received from the residents of 1, 2 & 4 Northdene Road and 31 Southdene Road. Their objections are summarised as follows:
 - Loss of outlook, daylight, sunlight and privacy. The development fails the Council's daylight and privacy tests.
 - The design and scale of the development is not in keeping with the character of Northdene Road.
 - The development is at odds with the character area assessment and should be refused like that of 27 Southdene Road.
 - Overdevelopment and visually intrusive.
 - Smoke from woodburning stove affecting residents' health, particularly that of a disabled person living next to the site.
 - The work is right up to the boundary and so would require access from the neighbour's gardens.
 - Not possible to convert the first floor in this manner as there is not sufficient head height.
 - If work goes ahead then request construction hours be conditioned.

Comments on Representations Received

- Comments are noted and the development's impact on the character of Northdene Road, the amenity of neighbours and the amount of development will be considered in the assessment section.
- The 22m privacy test, referenced in 4 Northdene letter, is not applicable to this application as it refers to separation distances between first floor windows and does not include ground floor windows where views are often restricted by boundary fencing. The 45 degree test has been applied to the primary window in the main living areas, but does not cover second windows in main living areas or secondary spaces such as bathrooms.
- The wood burning stove and flue have now been removed from the planning application.
- It is the applicant's responsibility to ensure that development can be constructed in accordance with the plans and permission is sought if access is required from a neighbour's land.

Consultation Responses

7. Chandler's Ford Parish Council – No response

Policy Context: Designation Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Within Northdene Road and Southdene Road Character Area.

Development Plan Saved Policies and Emerging Local Plan Policies

- Eastleigh Borough Local Plan Review 2001-2011 saved Policies: 59.BE
- Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 Policies: DM1.

Supplementary Planning Documents

- Supplementary Planning Document: Quality Places (November 2011)
- Supplementary Planning Document: Residential Parking Standards (January 2009)
- Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Area Appraisals (January 2005).

National Planning Policy Framework and National Planning Practice Guidance

8. Where material, this guidance should be afforded weight in the consideration of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

9. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

10. Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Character and Appearance

11. The property is located within the Northdene Road and Southdene Road character area, which looks for development to be single storey in form and not include a ridge line, which is significantly higher than those of the existing bungalows. It also looks for the design of the building work to be compatible with the character of good quality adjacent properties.

12. The proposal complies with the first part of this guidance in that it does not raise its ridge height and retains the overall hipped roof shape of the existing bungalow. The proposal includes one small front dormer window that fits comfortably within the roof slope and a larger flat roof dormer window on each side. The side dormer windows are pushed back within the roof slope where they are less visible from Northdene Road and their size is comparable to other side dormers on nearby properties.

13. There are other bungalows within Northdene and Southdene Road that have been converted in a similar manner to the proposal with various side and front dormers on display. As such the proposal also meets the second part of the guidance in that its design is compatible with the character of the adjacent properties. Overall, the proposal is considered to make acceptable addition to the Northdene Road street scene.

Residential Amenity

14. The site and surrounding bungalows all have compact rear gardens and the layout of the area means that the roof extension and side dormer windows will inevitably be visible from the surrounding bungalows. However, while the proposal is visible the level of impact is not too such an extent as to be overbearing or unacceptably obtrusive from the neighbouring dwellings.

15. In terms of 2 Northdene Road, while the ground floor rear windows look onto the longest part of the roof extension these views are obscured by

their own hedge and detached garage. Turning to 1 Northdene, most of their rear windows looks past the end of the roof extension, with the smaller single storey extension directly behind their property and this element being mostly screened by the existing boundary fencing.

16. In the case of 29 Southdene to the rear, there is 16m between the back of their conservatory and the roof extension at which distance the proposal is not considered to be visually obtrusive.
17. Finally turning to no. 4 on the western side of the site. This property appears to have the windows of its main living area on the front and rear elevations which will not be significantly affected by the proposal. The neighbour's letter references a side kitchen window, but as this room also has a rear window the proposal will not have an unacceptable impact on their daylight or outlook.
18. In terms of overlooking, the main first floor windows are at the front and rear of the dwelling, which look primarily over their own property and serve bedrooms rather than main living areas. The proposal does include two side windows in the western dormer, but these serve secondary spaces, i.e. a dressing room and bathroom, and would be obscured glazed below 1.7m, which follows permitted development rules thereby ensuring an acceptable level of privacy between properties.
19. The proposal passes the 45 degree daylighting test for main living areas of all neighbouring properties as set out within the Council's Quality Places Supplementary Planning Document.

Amount of Development

20. The proposal is not considered to be an overdevelopment of the site. The property retains a useable garden and can accommodate two cars on its frontage in accordance with the Council's standards.

Environmental Considerations

21. National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment. In this case the proposal will not affect trees or other natural features worthy of retention and is not considered to adversely impact upon protected species or their habitats.
22. Furthermore, the proposed householder extension will not impact upon on the Council's commitment to tackling climate change.

Equalities Act

23. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149
24. (1) 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.
25. 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

Other material considerations

26. Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry moderate weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

Conclusion

27. The proposal is considered to accord with local and national planning policies and is therefore recommended for permission.



Title:

Scale:
1:1250
Map Ref:
SU4320SW
Date:
06/12/2019

