

(CFH, Chandlers Ford and Hiltingbury Local Area Committee - Wednesday 16 September 2020)

Application Number: H/20/88378
Case Officer: Rachael Morris
Received Date: 30/07/20
Site Address: 31 ORMESBY DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1SH
Applicant: Mr Keith Sutcliffe & Ms Natalie Wigman
Proposal: Single storey rear extension

Recommendation:
Permit

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 1239-P-01 and 1239-P-02
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.

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:

1. This application has been referred to Committee because the applicant is a member of staff at Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The property is a two storey linked detached house set in a good sized corner plot with parking to the front and garden to the rear. The site is within a residential area and there are examples of rear extensions and conservatories on some of the nearby properties. Ormesby Drive is characterised by good-sized homes, that are often linked-detached or detached. The houses are set-off the highway

with front gardens and driveways. The house sits well within the street and follows the same design characteristics.

Description of Application

3. The proposal is a single storey rear extension that sits behind the house's existing store and dining area. The extension has a mono-pitched roof with rooflights and measures 3.3m depth and 5.8m width. The materials will be buff coloured brickwork and brown tiles to match the existing house.

Relevant Planning History

4. Original permissions:
Z/16805/002/00 - construction of roads, junctions, footpaths, verges and drainage – Permit – Nov 1978
Z/16805/007/00 - siting and design of 60 dwellings with garages – Permit – Nov 1979
5. There is no other relevant planning history.

Representations Received

6. None

Consultation Responses

7. None

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Within HRA Screening Area

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking)

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

8. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient

housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

9. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in late 2020/early 2021. Given the status of the Emerging Plan, it is considered that overall moderate weight can be attributed to it. The most relevant policies are:

10. Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM14 (Car Parking);
- DM23 (Residential Development in Urban Areas);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies. Agent of Change principles protect existing businesses.

12. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the

different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

13. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

14. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
15. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011
16. The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

17. The site is located within the urban edge where the principle of development is accepted, subject to the details of the proposal meeting the relevant planning policy.
18. 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.

Assessment

19. The proposed single storey rear extension suits the dwelling in terms of its scale, appearance, and form.
20. The property is sited on a corner plot and it is noted that the top of the extension will be visible over the high close boarded fence running alongside the road. However, the single storey extension is a modest addition to the house and will blend in with the residential character and appearance of the locality.

21. The single storey extension is set a good distance away from the neighbouring dwellings, behind high boundary fencing where it is not considered to have a unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, outlook or light. The development accords with guidance set out in the 'Quality Places' SPD.
22. The design and layout respect the character and appearance of the locality. The character of the street scene is maintained.
23. The development would not be an overdevelopment of the site and would retain sufficient amenity space in the garden.
24. The proposal will not affect the property's car parking provision nor generate the need for further car parking.
25. There will be no adverse impact upon trees or other natural features worthy of retention.
26. HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

Equalities Implications:

27. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
28. A public authority must, in the exercise of its functions, have due regard to the need to:
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
29. 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

30. In conclusion of the assessment above, the proposal is considered to be in accordance with to the National Planning Policy Framework, saved policy 59.BE of the saved Local Plan Review 2001-2011, policy DM1 of the Submitted Eastleigh Borough Local Plan 2016-2036, and the Quality Places Supplementary Planning Document (2011).