

DELEGATED OFFICER REPORT

Application Ref: H/22/93346

Site Address: 10 WALLINGTON DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1TR

Case Officer: Claire Campbell-Best

Description: Conversion of a garage into a single storey en-suite and store extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge		
Within Built-Up Established Area		
Southern Water Sewers – 2m Buffer – Surface Water and Foul		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/16805/009/00	Erection of 53 dwellings, village hall, restaurant, public house and shop	Permit – 15/10/1980

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No Comments received		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		
Ecology:	I have reviewed the photos of the house and garage. There are numerous records of bats in the area but there are no potential bat roost features visible in the photos. Please could you add the following informative to the decision letter: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Biodiversity enhancement is required. A bat brick could be built into the gable end of the new extension if it would be at least 4 m above the ground, or an externally mounted swift nest box could be added to the gable end of the north-east elevation. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk › our-work › putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. https://www.swiftconservation.org/Nestboxes%26Attraction.html Additional information is available at: https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31		

	https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes https://www.hampshireswifts.co.uk/nesting https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2022		

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.

Assessment: <u>Site and Proposal</u> The application site contains a modern two storey detached dwelling with an attached single garage located on the western side of Wallington Close near the turning head of a cul-de-sac. The property is set back from the highway with a hardstanding driveway to the front and side with a modest garden abutting the driveway to the south-east. The surrounding area is mainly residential and features detached dwellings of a similar size and design with attached garages and carports. One property within Wallington Drive has converted their carport into a habitable space. This application seeks the approval for a garage conversion and a single storey side extension attached to the side elevation of the garage and would serve as habitable accommodation (a bedroom and ensuite). The proposal would be finished in materials to match the existing host dwelling. <u>Principle</u> The development is within the urban edge of Chandlers Ford where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan. <u>Design and Layout</u> • The design of the garage conversion and single storey side extension is suited to the host dwelling in terms of its form, scale and appearance. • Owing to the orientation and position of the dwelling within the street scene, the proposed development would have minimal visual impact and would not cause any detrimental harm to the character area. • The proposed single storey extension is a modest addition and would project approx. 1.4m south-east onto the existing driveway. • The proposed extension would have a pitched roof that would be set down from the garage roof, creating a sense of subservience.
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- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The design and layout respects the character and appearance of the locality.

Residential Amenity

- 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.
- The neighbour most impacted by the proposed development would be no. 9 Wallington Drive as the garage door would be replaced with a window. This window however, overlooks the public realm and there is high hedging and vegetation between the shared boundary of nos. 9 and 10 which would screen the proposed window, which is considered acceptable. There have also been no neighbour objections from no.9.
- The proposed side extension would not contain any windows and as such there is no concerns with regards to overlooking or privacy.

Parking

- The proposal would increase the bedrooms in the host dwelling from 4 to 5 and would require 3no. off-street parking spaces as set out in the Council's Residential Parking Standards SPD.
- It is noted the proposed single storey extension would encroach onto the existing driveway and would impact the current parking arrangements. As part of this application, a proposed site plan was submitted and demonstrates how the 3no. parking spaces would be provided within the application site by extending the driveway further to the south-east which could be carried out under The Town and Country Planning (General Permitted Development) (England) Order 2015 which sets out provisions for hardstanding, therefore this alteration may not require planning permission. Therefore, it is considered that there is sufficient space for the required off-street parking to be provided with the application site.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐