

DELEGATED OFFICER REPORT

Application Ref: H/22/93175

Site Address: 4 Lakewood Road, Chandler's Ford, Eastleigh, SO53 1ES

Case Officer: Summer Sharpe

Description: Demolition of the existing flat roof porch and replacement with a new porch structure of the same footprint with pitched roof over combining two roof lights and a feature entrance detail. Addition of a pitch roof over the first floor bathroom projection and the replacement cladding to the front elevation.

Particular Site Constraints?	Yes ☒	No ☐
- Within urban edge - Nature conservation - Tree Preservation Order(s) (TPO) (58-H and 294-E)		

Planning History?	Yes ☐	No ☒
There is no planning history at the site, however it is noted that there have been applications for work to TPO'd trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
EBC Arboriculturalist:	Whilst there are several protected trees to the front of the application property and in neighbouring gardens, the proposed development poses a low arboricultural risk due to its scale and position. Further, the driveway is hard-standing, with acts as ground protection. We raise no arboricultural objection to the proposals.		
EBC Ecologist:	The site visit photos show that the existing porch has already been demolished. The existing roof and the white weatherboarding might have had some bat roost potential, but disturbance would have been caused by the demolition work, so it is unlikely that this potential feature is currently occupied by bats. Please include an informative to the decision letter.		
Natural England:	None received.		
Southern Water:	See online comments.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u>
Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents:
Quality Places; Residential Parking Standards; Hiltingbury and Hocombe Park Special Policy Area, Chandler's Ford and Hiltingbury Character Area.

Site Visit	Yes ☒	No ☐
4 August 2022.		

Assessment:

Site & Surroundings

The application site comprises a two-storey detached dwelling located to the east of Lakewood Road. The dwelling is set back from the road by a driveway and low-level brick wall with metal gates and vegetation, some of which are covered by TPOs. The property itself is finished in red facing brick work, and some white cladding at first floor level and on the projecting flat roofed element, white upvc fenestration and a pitched tiled roof.

The immediate surroundings are predominantly characterised by large detached residential dwellings with mature vegetation, some of which is protected.

Proposal

The application proposes the demolition of the existing porch and its replacement. From the site visit (4 August 2022) it was noted that the existing porch had already been demolished. However, from the submitted existing plans, it is noted that the porch projected approx. 2m from the principal elevation, measuring approx. 8.1m in width and 2.9m in height (with a flat roof). This was finished in some brick work but was predominantly glazed. The proposed porch would project approx. 2.8m from the principal elevation (this would include an oak frame around the entrance door which would be positioned centrally within the porch). The porch would measure approx. 7.3m in width and would have a hipped roof with eaves which would measure 2.4m and an overall height of approx. 3.6m, which would also include 2no. rooflights. This would be finished in red clay brick work and white upvc fenestration, to match the existing. There would also be the introduction of an oak frame around the entrance door.

The application also proposes the addition of a pitched roof over the existing first floor projection. Currently the existing projection at first floor level has a flat roof which sits slightly above the eaves of the host dwelling. The addition of a pitched roof would increase the height of this element by approx. 1.3m, with eaves to match the existing dwelling. This element would be finished in 'oak hardwood weatherboarding' and a tiled roof (to match the existing tiles of the host dwelling). The oak hardwood weatherboarding is also proposed to replace the existing white upvc cladding at first floor level of the principal elevation.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The previous porch would be replaced with a new porch of similar dimensions. The proposed porch would include different design features comprising; hipped roof, rooflights and an oak frame over the entrance door. The pitched roof over the main entrance door would then be reflected by the proposed pitched roof over the existing projecting element at first floor level. This element is considered to be an improvement to the existing flat roof, as it would give some sense of cohesion to the principal elevation. In addition, there would be the introduction of oak hardwood weatherboarding, this is considered to be a higher quality material than white upvc clad therefore this would also be an improvement

upon the existing. Overall and to conclude, the proposals are considered to improve the appearance of the existing host dwelling, thus would accord with the DM1 of the Local Plan and would therefore be considered acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Owed to the siting and type of development, the proposals are not considered to have an adverse impact upon the amenities of the neighbouring properties and would therefore be acceptable in this regard.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The proposals relate to external alterations to the frontage of the application site. The proposals would therefore not affect the amount of bedrooms or the parking provisions required. The proposals would replace an existing porch but would not reduce the space available on the driveway. The proposals would therefore be acceptable in this regard.

Ecology & Trees

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

Both the Councils Ecologist and Arboriculturalist have been consulted as part of this planning application.

The Council's Arboriculturalist noted that there are several protected trees to the front of the application site, however due to the type of development proposed this would pose a low arboricultural risk. The proposals are therefore not considered to have an adverse impact upon the protected trees and as such would be considered acceptable in this regard.

The Council's Ecologist noted that there might be some bat roost potential, however from the site visit photos it was noted that some works had already commenced (demolition of the existing porch) and therefore any features that may have been present were unlikely to be currently occupied by bats. The Ecologist therefore advised that an informative be included within the decision notice.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and 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 and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐