

DELEGATED OFFICER REPORT

Application Ref: H/22/93061

Site Address: 4 THURSTON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2QG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single Storey Rear Extension, First Floor Dormer and Alterations including additional front door

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• Z/04863/002/00 - erection of pre-cast concrete Marley garage - Permit - 15/12/1974 • Z/04683/003/00 - GROUND AND FIRST FLOOR EXTENSIONS - Permit - 01/09/1994		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Tree Consultant:	No formal tree protection is warranted		
Ecologist:	Construction should take place outside of the main bat activity season which is between May and September to avoid disturbance to bats roosting behind the cladding on the front elevation. The council must be notified if plans change. A license from Natural England would be required for any works to the front elevation.		

Site Visit:	Yes ☒	No ☐
Details: 8 th July 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:
The application site contains a detached 4-bedroom property in a cul-de-sac location, set back from the road with a gravel parking area to the front. The main private amenity space

is to the rear, which is mainly covered by blanket and individual TPOs. The original property has already been extended to the rear to provide first floor accommodation. This application seeks approval for single storey rear extension, first floor dormer and front door.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

Character and 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- Much of the proposed developments would be sited to the rear of the property and would not be visible from the public realm, therefore they would not be detrimental or adversely affect the appearance of the street scene. Whilst the new front door would be clearly visible from the front elevation, it would not appear out of keeping or disrupt an established pattern of development where harm would be caused.
- The proposal respects the design of the existing house. The submitted plans show that materials of construction used, are sympathetic to the existing dwellinghouse and would incorporate external facing materials that match those used in the host property.
- Taking into consideration the modest scale of the developments, they would appear subservient and would not dominate the dwelling, roof and its rear garden area.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Any developments in the rear garden, owing to the orientation of the plot and extensive tree cover within the surroundings, are not considered to have an adverse impact on neighbouring properties with regards to loss of light, privacy and any detrimental effect on the outlook currently enjoyed. Further, the proposed works are significantly distanced from any neighbours. It should be noted that no objections have been received from any neighbours.
- The development is suited to the host dwelling in height and the scale and would not be an overdevelopment of the site. The residential amenities enjoyed by the occupants of the host dwelling will not be harmed, as there is sufficient rear amenity space remaining and all habitable rooms retain good light and outlook.
- The window in the proposed first-floor dormer and single storey rear extension would only directly overlook the own garden instead of facing any neighbouring dwelling.

Ecology

- 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.
- There are multiple records of bats in close proximity to this property and the works would involve the roof. Therefore, the Council's Ecologist has been consulted as part of this application. A preliminary bat roost assessment is required. The report should include appropriate recommendations for biodiversity enhancements.
- Phase 1 Bat Survey Report by Vesper Conservation and Ecology (July 2022) has been received on 01/08/2022. It is confirmed that there was a single pipistrelle bat roosting behind the wooden cladding on the front elevation but the area where the work is proposed has negligible bat roost potential.

Trees and landscaping

- There are some significant, protected trees to the far rear of the application property. However, there should be no direct or indirect impacts because of the distance from the proposed development area. The Council's Tree Consultant confirmed that no formal tree protection is warranted because of the size and location of the proposed development.

Highways and 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 proposed extensions do not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.

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:

- Subject to Conditions.
- In terms of the character of the proposal, the size of the proposed works would not dominate the appearance of the dwelling as a whole and would not result in the house appearing oversized in relation to the plot. The proposal is considered to be in keeping with the site and surrounds and would not have a significantly harmful impact upon the amenity of neighbouring residents. For these reasons, the proposal can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments