

DELEGATED OFFICER REPORT

Application Ref: H/22/93443

Site Address: 45 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HG

Case Officer: Claire Campbell-Best

Description: Single storey front, side and rear extensions and enlarged driveway access with garden wall, to provide accessible accommodation. (Revised Scheme to previously approved H/21/91111)

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Within Urban Edge Within Built-Up Established Area HRA Screening Area Environment Agency Risk of Flooding from Surface Water 1000 year extent		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/91111	Single Storey Front, Side & Rear Extensions & Enlarged Driveway Access with Garden Wall, to provide accessible accommodation.	Permit – 27/10/22

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No Comments Received		
Hampshire Highways:	In regard to application H/22/93443, whilst there is no objection in principle to the application, additional information is requested prior to a positive decision being made. The development proposal description outlines 'enlarged driveway access', but plans outline 'widened hardstanding area' with no detail as to what extent the access is to be widened from the current situation. It is therefore requested that plans are updated to show existing and proposed access width, as well as details of where the existing vehicle crossover drop kerb is positioned in relation to this. It may be that if the existing vehicle access into site is to be widened, then the existing vehicle crossover drop kerb will also need to be widened to easily facilitate access. As such, if updated plans can be provided, then a reassessment of the application can be undertaken accordingly. Onwards, if the vehicle crossover drop kerb does require widening, the applicant should be made aware that a secondary permission from HCC as Local Highway Authority will be required, details of which can be found via the following link: https://www.hants.gov.uk/transport/parking/droppedkerbs Note: Hampshire Highways were informed by the Planning Officer the widened access will be to the proposed front wall to the application site and not the dropped kerb. As a result, Hampshire Highways advised they have no objections to the proposal and do not require any further information.		

Ecology:	Due to nearby records of bats and hedgehogs, the ecology response on the previously approved application H/21/911111 was that a precautionary working method for bats should be followed, based on the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey report by Arbtech (26 October 2021). New closed board fencing appears to have been installed since the previous application but creating hedgehog gaps can still be accomplished. I would recommend the same conditions for this application as in H/21/911111: A licensed bat ecologist shall supervise the hand stripping of the roof tiles. If signs of bats or signs of bats such as droppings are found, then all work must stop and a license from Natural England would be required. Work would only be allowed to continue under the terms of this license. Reason: To ensure the preservation and favourable conservation status of bats. Prior to first occupation, the development hereby permitted shall be implemented in accordance with the biodiversity enhancements recommended in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey prepared by Arbtech Issue 3, dated 26 October 2021. This shall include planting at least 3 fruit trees, planting wildflower meadow areas, creating hibernacula for insects and common reptiles, and cutting hedgehog gaps (minimum of 13 x 13 cm) in the baseboards of any closed board fencing to allow free passage of small mammals such as hedgehogs. Reason: To protect and enhance biodiversity. During construction the following ecological protection measures outlined in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey prepared by Arbtech Issue 3, dated 26 October 2021 shall be implemented: Any excavations or pipes should either be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in, ii. security lighting is to be directed away from the undergrowth; and iii. any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. Reason: To ensure the protection of wildlife.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

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:

Site and Proposal

The application site contains a modest detached bungalow located on the northern side of Common Road, close to the junction of Carne Close. The property is set within a linear plot and is positioned back from the highway with an open frontage and driveway. There is a side gate that provides access to the rear garden. The surrounding area is residential in nature comprising mainly of detached bungalows and a few detached two storey dwellings all differing in age, style and form with no apparent uniformity within the street scene.

This application seeks a revised design of planning approval H/21/91111. The changes proposed would be to the single storey side and rear extension roof only. The ridge height to the roof on the side extension facing the highway would reduce in height by approx. 0.4m and would be a pitched roof (from a hipped roof). The remaining roof to the single side and rear extension would change from a hipped roof to a flat roof, the ridge height would reduce by approx. 0.8m. There would be no change in dimension to the approved floor plans of the approved scheme.

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

Principle

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.
- The application site has recently been granted planning approval for a single storey front, side and rear extensions and enlarged driveway access with garden wall, to provide accessible accommodation under planning permission H/21/91111 and this is a material consideration.

Design and Layout

- The design of the revised pitched and flat roof is suited to the host dwelling in terms of its form, scale and appearance.
- The pitched roof re-design at the front of the proposed side extension is not too dissimilar to the approved hipped roof design. Although there would be a hip to gable end, the ridge height would be lower, reducing the additional bulk and would continue to appear subservient. It is considered the visual difference would be minimal to the public realm.
- The proposed flat roof to the remaining side extension and flat roof would not be visible from public vantage points due to the boundary treatment between the share boundary to nos. 43 and 45 Common Road and being tucked away to the rear of the host dwelling.
- The development would not be an overdevelopment of the site and would retain sufficient private external amenity space.

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. It should also be noted that no neighbour objections have been received as part of this application.

Parking

- There would be no impact with regards to off-street parking provision. Sufficient off-street parking is available with the front curtilage of the application site.

Other Material Considerations

- The proposed works are not considered to result in a likely significant impact on biodiversity (see Ecology Officer comments above)
- The development site is within the EA Risk of Flooding from Surface Water 1000 year extent. The proposed works are minor and unlikely to have a significant impact on flooding.
- 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 Environment 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 ☐
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