

DELEGATED OFFICER REPORT

Application Ref: H/22/93251

Site Address: 12 SHERWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5DE

Case Officer: Claire Campbell-Best

Description: Roof alterations including raising of ridge to add first floor, 3 no. front dormer windows & 1 no. rear dormer window, removal of bay windows, addition of front porch and alterations to fenestration.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Residential Area Nature Conservation – SSSI Impact Zone, Solent Mitigation & Disturbance Zone and HRA Screening Criteria Airport Safeguarding Zone Tree Preservation Order		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/36144/000/00	Single storey extensions to the side and rear	Permit – 02/07/1999

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Parish Council:	No Comments Received		
Ecology:	<u>Comments on Preliminary Ecological Assessment 08/09/22:</u> I have reviewed the Preliminary Ecological Assessment by CC Ecology (August 2022). No bats were observed emerging during the phase 2 bat survey. The report notes that the building does provide potential bat roost features and some features for nesting birds. <i>It is recommended that if the works are proposed to take place more than 12 months since the last survey that update surveys take place to assess any changes to the building's status.</i> Please could you add the following informatives to the decision notice: 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. If evidence of an active bird's nest is found before or during construction, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. The biodiversity enhancement recommendations of integrated (built-in) bat and swift/bird boxes are satisfactory and should be implemented. Built-in boxes/bricks do not need maintenance and cannot fall off. <u>Comments Received 07/07/22:</u> This proposal involves extensive works to the roof and very close records of bats. A preliminary bat roost appraisal report will be		

	required. The bat roost appraisal report should also include recommendations for biodiversity enhancements
Trees:	Despite some active TPOs on the site, the closest significant trees are suitably distanced from the dwelling to warrant formal protection. We raise no arboricultural objection

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 19/07/22		

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 detached bungalow with a single integrated garage located on the western side of Sherwood Road. The property itself is set back from the highway by a driveway with side access to a large, linear garden. The surrounding area is residential in nature and the road is predominately made up of bungalows. It was noted on the site visit there has been a wide range of alterations and extensions throughout Sherwood Road, with a number of bungalows being converted into chalet style dwellings to provide first floor accommodation. This application seeks approval for roof alterations, which would include raising the roof to provide first floor accommodation, a hip to gable roof extension to the rear and the addition of 3no. front dormer windows, 1no. rear dormer window, 1no. rear rooflight and 1no. first floor window inserted into the rear gable. There would also be the removal of 2no. bay windows to the front elevation which would be replaced with 2no. flush windows and a front porch. The existing window to the side (north) elevation would be replaced with a door serving a utility room and a set of bi-fold doors would be inserted into the rear elevation. The proposals would mainly be finished in materials to match the existing with cladding to the gable end and dormers. <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 roof alterations, front porch and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance. Although there are extensive proposed works to the roof, there would be no change in size to the existing ground floor and the host dwelling would retain its footprint. The proposed works would result in the property having a chalet bungalow type design with the first floor accommodation being contained within the roof space. This would consist of four bedrooms, one with an ensuite, a family bathroom and a study area. The ground floor
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accommodation would be re-configured to provide a large kitchen/family/dining open plan area together with a tv/snug room, shower, utility room, a study and a fifth bedroom.

The size and design of the roof alterations are considered to be in keeping with the character of the locality where similar style dwellings exist. The application site will look akin to the adjoining neighbour No. 10 Sherwood Road, a chalet style dwelling of similar design under planning approval F/11/69606 and nearby No.8, which was permitted under planning consent F/07/60039 for extensive roof alterations including front and rear dormers. The proposed dormer windows have been designed to reflect the existing dormers within the vicinity, in addition the proposed half hipped roof form would match those of the neighbouring properties and would have a similar reduced mass and bulk to those properties as well other dwellings within the street scene.

The hip to gable roof extension to the rear while large in size, is sited to the rear of the property and cannot be viewed from the public realm, reducing the visual impact. It is also acknowledged that No.10 has a gable to the rear with a longer depth.

The proposed front porch is considered a modest addition to the front of the host dwelling in relation to the overall works proposed.

The resulting design would change overall appearance of the host dwelling but overall, it is considered to be appropriate to the character of the street and surrounding neighbouring properties and is considered acceptable.

The development would not be an overdevelopment of the site and would retain a large rear garden once the works are complete.

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 resultant development would not project closer to the adjoining neighbours either side of the application site. The front dormer windows would look onto the public realm where overlooking is accepted. The dormer, roof light and first floor window to the rear would directly look into the garden. There is extensive natural screening to the shared neighbouring boundaries and as such, there would be no unacceptable overlooking or loss of privacy to the neighbouring properties.

It should also be noted there have been no neighbour objections with regards to the proposals.

Highway Safety and Parking

The host property is currently a 3no. bedroom dwelling, the proposed works would result in a 5no. bedroom dwelling which would require 3no. off-street parking spaces. The integrated garage and driveway within the application site would be able to accommodate the spaces required and accords with the Residential Parking Standards SPD.

Ecology

The Council's Ecologist was consulted upon due to the works to the roof and requested a preliminary bat roost assessment and the application site being in close proximity to bat records.

The CC Ecology – Preliminary Ecological Assessment – 12 Sherwood Road, Chandlers Ford, SO53 5DE was received on 05 September 2022. The Council's Ecologist has reviewed this and is satisfied that no bats were observed during the phase 2 bat survey. The assessment has advised the building does provide potential bat roost features and

some features for nesting birds. As a result, it is recommended that if the works are proposed to take place more than 12 months since the last survey that update surveys take place to assess any changes to the building's status. This will be recommended by way of informative.

Other material considerations

There will be no adverse impact upon trees or other natural features worthy of retention and 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.

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, 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 reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐