

DELEGATED OFFICER REPORT

Application Ref: H/22/93013

Site Address: 6 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3EA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Rear extension and loft conversion with side dormer window

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Special Character Area		

Planning History?	Yes ☒	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	4 representations were received to the application as originally submitted. 3.no of these were objections and 1.no was a comment. They raised the following issues and concerns: • Overlooking • Noise and dust • Loss of privacy • Parking arrangement • Out of keeping with the character and proportions of the house and neighbouring properties Following the receipt of amended plans, 3 further letters of representation were received, which reiterated the objections previously raised to the application as originally submitted.		
Parish Council:	No Comments received		
Ecologist:	The preliminary roost assessment report states that bats are very unlikely to be roosting in this building and recommends a low impact lighting strategy to be used.		

Site Visit:	Yes ☒	No ☐
Details: 7 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 (Chandler's Ford and Hiltingbury Character Areas - Weardale Road and Trevoise Crescent)

Assessment:

The application site contains a modest 1940s detached bungalow. The property has a front garden amenity space and driveway parking leading to a detached garage. To the rear of the property is an overgrown garden. This part of Trevoise Crescent slopes quite steeply down from West to East, meaning that the application site sits lower than its neighbour at No.4 by approximately 0.75m – 1m and higher than its neighbour at No.8 by a similar distance. The surrounding area is residential in nature, predominately made up of bungalows of a very similar design to the application property. The application seeks approval to erect a rear extension and add a side dormer for loft conversion into habitable accommodation. The proposal originally proposed three side dormer windows, a rear extension and a front porch which were deemed to be unacceptable as they would result in a very large and bulky building; the resulting form would also be very unsympathetic to the simple attractive hipped roof character of the original bungalow and its neighbours. In response to the original proposed, which would not be capable of officer support, this revised proposal has omitted two dormers and a front porch. Amended plans and information were received on 29/07/2022. Given that the cumulative alterations would result in a material change, this application had been placed on a 14-day re-notification period.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Weardale Road and Trevoise Crescent) which provides the following guidance on developments and that they should ensure that:
 - i) the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and where appropriate should not include a ridge line which is significantly higher than those of the existing bungalows.
 - ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - iii) any development or redevelopment takes into account any change in levels across the area.

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.
- The application site is located within a residential and Special Character Area which is characterised by similarly designed bungalows. The prevailing roofscape within this section of Trevoise Crescent is simple and uncluttered, with properties having retained their pyramid hipped roofs. Notwithstanding that there is some variety in dwelling design, the consistent roof pitches provide a strong sense of uniformity and rhythm within the street scene. Roof ridge heights are also similar, following the sloping nature of the road. The degree of consistency of dwelling

design throughout the road makes a positive contribution to the character and appearance of the area. Given that the proposed side dormer would sit well within the roof of the bungalow and would not higher than the existing bungalow, it would not detract from the existing roof form and erode the spacious surrounds of the building. Therefore, the proposal is considered to meet the requirements of the above guidance and would not have a materially harmful impact on the pleasant character of the Special Character Area.

- It is argued by the adjoining neighbour that a similar proposal for side dormers to his property (4 Trevoise Crescent) was refused in few years ago where officers considered that the proposed dormers would introduce a feature of unwelcome prominence within the street scene to the detriment of the street and the special character area. In assessing this planning application, regard has been given to the planning history and this refused application, however it should be noted that each application is determined on a case-by-case basis on its own merit. On the basis of the evidence, there appears to be notable differences between the refused proposal and the current application, including the absence of left-hand side dormers. As such the two applications are not directly comparable. It was also noted from the site visit that the side dormer on the right-hand side of the property is one of the common features of this top section of Trevoise Crescent. Accordingly, when people drop down the hill, the proposed dormer in this current application would not appear as a visually obtrusive feature in the street scene to the detriment of its prevailing character; the resulting dwelling would not stand out from the other properties.
- The application property is highly visible within the street scene due to its open frontage. However, with exception of the side dormer window, the proposed extension would be located to the rear of the bungalow so it would not substantially alter the appearance of the host dwelling. Moreover, it would not appear at odds with neighbouring properties as there is a similar scale of full gabled extension at 4 Trevoise Crescent.

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.
- With respect to residential amenity, the proposed rear extension would project towards 38 Trevoise Crescent and so make the relationship closer. The proposed first floor Juliet balcony with inward facing doors is also considered to have more visibility into rear neighbouring properties. However, given the degree of separation serving to limit the material increase in the potential for overlooking and the rear boundary trees providing additional screening for the neighbouring amenity area, the effect of the proposed rear extension on the amenity and privacy of the rear neighbours is considered acceptable. It is also noted from the site visit that any views out of the rear first floor window towards 4 Trevoise Crescent and 8 Trevoise Crescent can be somewhat obscured by the existing garages.
- Concerns have been raised by 4 Trevoise Crescent that the side dormer windows proposed would result in overlooking to their private patio area. However, this dormer on the side elevation would serve a bathroom and it was confirmed by the agent that both windows would be obscure glazed to protect the privacy of the occupants. As such, the proposal would not result in any materially harmful overlooking of the neighbouring dwellings. A condition will be imposed ensuring the windows are obscure glazed.

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 records of bats near this site, and the proposal would involve extensive works to the roof. Therefore, the Council's Ecologist has been consulted as part of this application, and a preliminary bat roost assessment is required before determination.
- After reviewing the Preliminary Roost Assessment report by Matthew Game (September 2022), it is confirmed by the Ecologist that bats are very unlikely to be roosting in this building and recommends a low impact lighting strategy to be used. Although there are gaps and tears in the loft lining, the roof tiles do not have any gaps.
- A bat box was recommended as a biodiversity enhancement, either on the building or on mature trees on site. Built-in bat boxes/bricks/tubes are preferable to externally mounted, as they do not require maintenance and cannot fall off. As the rear elevation is south facing this would be the best position for a bat box.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 proposal will add a bedroom and will result in the property being categorised as having 3+ bedrooms which requires 2 off-highway spaces. As a point of reference, a property with 1-3 bedrooms must provide 2 off-highway parking spaces, so the proposal 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 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.

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 conclusion, most of the dwellings within this top section of Trevoise Crescent, especially on the southern side of the street, incorporate one side dormer window. Therefore, this amended proposal contributes very positively to this particular section of the street scene. Also, it would not have a significantly harmful impact upon the amenity of neighbouring residents, the proposal is therefore recommended for permission.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments