

DELEGATED OFFICER REPORT

Application Ref: H/22/93674

Site Address: 16 QUEENS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AH

Case Officer: Rachael Morris

Description: Loft conversion including an increase in the roof pitch and raising the ridge line.(Part Retrospective Application)

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
- F/13/72918 - Single storey rear extension following removal of conservatory – Permit – Aug 2013 - H/21/90752 - Roof extension to provide second floor living accommodation – Permit – Oct 2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	13 Queens Road. No Objection (summarised). It will not change the character of Queens Road. 5 Queens Road. No Objection (summarised). The development will have no impact on the character of Queens Road. Houses in the area are mostly large family homes with many mature trees towering over the rooftops, dominating the skyline. I do not believe that this well-planned development, poses any danger to the attractive visual nature of the area. 6 Queens Road. No Objection (summarised). During our 12 years in Queens Road the character of the roofs have changed. There is no longer a sense of uniformity in the style on the street. We are led to believe the ridge height will raise by only 450 mm and the original tiles and new gable brickwork are selected to closely match the existing. With these assurances in mind, we would feel that the change of roof pitch would not severely impact the character of the street and therefore support the proposal. 54 Nichol Road. Comment (summarised). I am concerned a two stage approach, i.e. PERMIT for a lower height and then retrospective for an "implementation error", is a game play fearing an original application of that proposed herein would not have been permitted. I feel the application should be more explicit and once this is provided the planning officer considers it not as "just another 200mm or so on the ridge height" but rather as the question whether or not this proposal would have been given a PERMIT had it been the original application. 4 Queens Road. Objection (summarised). Most of the houses in Queens Road have been extended over the years, all have respected the planning constraints of the original architectural road elevation, existing roof pitch and the ridge height. The original approved design respected these design parameters (6 similar houses in a row) although cleverly offsetting the ridge to maintain the roof pitch but gain some minimal height to discreetly achieve the intended works from the road face. This application not only increases the roof pitch but by moving the ridge back centrally has raised the ridge height substantially. A Building Regulation compliant flat roof will add further height to the proposal, raising it possibly to 1000mm plus above the original ridge height, this is about 25% increase in roof face to the road. The new application requires the chimney to be raised by about		

	1000mm, which will be out of scale with the other houses next to it. With the raised pitch, the gable brickwork required to infill as well as the brickwork for the chimney, what assurances are given that this brickwork will be a match with the existing brickwork. I believe these revised applications will look out of scale, appear as overdevelopment and will be detrimental to the character of the road. 45 Randall Road. Objection (summarised). The increase in height of the new proposed ridge will look extremely out of place in relation to adjacent properties. The box on the back of the house is bad enough and should not have been allowed in my opinion but this proposal will degrade the character of Queens Road and is poor design.
Parish Council:	No Comment
Ecology:	This property is in an area with a high concentration of records of bats. Since this is a part-retrospective application, if any bats were roosting in the property they may have been disturbed, but it is not possible to determine this retrospectively. Biodiversity enhancement is required. A bat box and a swift nest box would be appropriate in this area. The rear of the house is south facing. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk › our-work › putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Tree Officer:	Whilst there are several trees subject of Tree Preservation Order on site, no significant tree is within influencing distance of the development area. As the alteration of the roof pitch is not arboriculturally significant, we raise no arboricultural objection to the retrospective application.

Site Visit:	Yes ☒	No ☐
Details: 07/10/2022		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u>

- The development is within the urban edge where the principle of development is acceptable.
- The previous application, approved in October 2021, approved the loft conversion with rear dormer. This involved a small ridge raise but with the ridge recessed into the plot, slightly off centre from the chimney stack. This application proposes an increase to the ridge from what was previously permitted with the ridge remaining central to the chimney stack, as is original/existing.

Design and layout

- The design of the loft conversion including an increase in the roof pitch and raising the ridge line is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal would result in 4+ bedrooms, which is as existing and as such does not require additional parking provision. However, it is noted that there is ample parking on the driveway and local area.
- The design and layout respect the character and appearance of the locality.
- The element of this proposal which differs from the previous application is the increase in ridge height and that it rises straight up from the existing ridge, rather than the ridge being recessed into the plot as previously approved. This ridge height increase, and small minor movement forward to the central point of the chimney stack will result in a steeper ridge angle and a taller roof, as seen from the street scene.
- The proposed increase in ridge height from the original 'existing' ridge is approx. 450mm. This does not create a substantial increase in overall height to the property and overall would not have a detrimental impact to the street scene. While it is noted this dwelling is similar to the properties adjacent, it is set within a road with mixed character and mixed house-types which reduces the strength of weight that any uniformity could be given to the application dwelling.
- The proposed development is conditioned with material to match the materials section within the application form which states these will match existing. This is accepted. It is noted that materials sometimes take a certain time to weather and as such can take time to appear a close match to the existing materials.

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 is considered that residential amenity was previously considered and while there were additional second floor windows proposed, as there are already windows at first floor level in this and surrounding houses, the proposal should cause no significant additional impact on privacy for adjacent rear gardens to an extent which would not be considered unexpected in a residential setting. The additional 450mm would not create an increased impact for this.
- The rear neighbours are set approx. 73m away which exceeds guidance from the Council's Quality Places SPD that recommends second floor rear windows should have a minimum separation distance of 27m.

Other material considerations

- 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 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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...