

DELEGATED OFFICER REPORT

Application Ref: H/22/93684

Site Address: 27 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AY

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed two storey and first floor front extensions, first floor rear extension and single storey rear extension, elevational alterations (revised scheme)

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

Planning History?	Yes ☒	No ☐
• Z/25450/002/00 - FIRST FLOOR EXTENSION AND ALTERATIONS TO ROOF - Refuse Planning Permission For - 07/07/1988 • Z/25450/003/00 - CONSTRUCTION OF NEW FIRST FLOOR AND INCREASING OF ROOF HEIGHT - Refuse Planning Permission For - 13/02/1989 • Q/09/65709 - Enquiry: Proposed rear extension - See Written Report - 21/08/2009 • F/09/66399 - Single storey rear extension - Permit - 25/02/2010 • H/22/93059 - Proposed two storey and first floor front extensions first floor rear extension and single storey rear extension, elevational alterations - Refuse Planning Permission For - 26/07/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Five letters of representations were received to the application. 3.no of these were supporting, 2 no. were objection. The objector stated that the proposed extension will cause a loss of light to their property.		
Parish Council:	No Comment received		
Tree Consultant:	No Arboricultural Objection		
Ecologist:	The building was assessed to have negligible suitability for roosting bats, so no further surveys are necessary.		

Site Visit:	Yes ☒	No ☐
Details: 9 th June 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; Chandlers Ford and Hiltingbury Character Area Appraisal (Hiltingbury Road West)

Assessment:

The application site comprises a detached chalet style dwelling with dormer windows to the front and rear elevations and a single storey rear extension. The property sits within a substantial plot which is set back from the road, and benefits from a gravel parking area to its front. The frontage of the property is partly open to Nichol Road, with vegetation planted partly along the front of the site. To the rear of the property, there is an enclosed garden, mainly laid to lawn with patio area. The site is also covered by blanket TPOs. The surrounding area is predominantly residential in nature comprising of large, detached dwellings, with long rear mature amenity space. Although there have been a number of developments in Nichol Road, where smaller properties have been substantially extended, this section of the southern side of Nichol Road (where the application property is situated) is characterised by bungalows and a number of chalet bungalows. This application is a revised version of a previously refused application (H/22/93059) which was deemed to have an adverse impact upon the character of the surrounding street scene and have an unacceptable impact on the amenity of the neighbouring property in terms of loss of light or outlook. However, this revised proposal did not show any substantial changes to address the reasons for the refusal of the previous application; it is very similar to the previous refused schemes with following minor variations:

- Reducing the size of the first-floor middle front window.
- Changing the roof form of first-floor rear extension from gable to flat roof.

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 also falls within the Chandler's Ford and Hiltingbury Character Areas, and as described within the Character Area Appraisal (Hiltingbury Road West), the main characteristic of this area is the relatively large plot sizes, which average about 0.08 hectares. A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. Many of the streets have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character.

Development proposals should ensure that:

- i) 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
 - ii) no healthy mature trees would be felled or likely to be damaged
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
 - iv) the existing building line along street frontages is respected
- 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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

- Further to the above policy context, the SPDs set out the character of the area, which the Council considers to be important and worthy of retention, reinforced by Policy DM1 which also seeks to ensure that development does not cause harm to the characteristics of established areas.

Character and Design

- The application site is located in one of the most attractive residential suburbs of Chandler's Ford. The Council generally seeks, through Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), to ensure the new development takes full and proper account of the context of the site. The adopted Chandler's Ford and Hiltingbury Character Areas Supplementary Planning Document (SPD) reinforces the need for new development in the area in which the application site lies to fit in well within the street scene.
- Nichol Road has been identified as being within the Hiltingbury Road West Character Area for its detached properties on spacious plots, with long rear mature amenity space. The front building line is strong with properties set back from the road, giving an open and spacious character. Originally, the properties along Nichol Road were mostly low level and single storey. Over the years, rooms in the roofs and dormer windows have been added or more extensive development taken place to provide additional accommodation. From the review of the planning history of the application property, it was noted that two applications to erect first floor extension and alterations to roof were refused in 1988 and 1989.
- In this revised proposal, it is still seeking approval to erect two, two storey extensions and a first-floor extension to the front, as well as a first-floor extension and a single storey extension to the rear, allowing for a complete internal rearrangement and provision of four bedrooms at the first floor. It is noted that the middle full height glazing window has been omitted in this application, and the roof form of the proposed first-floor rear extension has been changed to flat roof.
- The proposal would result in a triple gable dwelling, and it would be clearly visible from the public domain and the surrounding curtilages of other properties in the vicinity. As such, it was requested to submit a Street Scene plan to demonstrate how the proposed resulting dwelling would appear in relation to its neighbours and the topography along the street as this would better reflect the reality of the proposed development's final impact upon the character of the area. After reviewing the Street Scene plan, it is confirmed that the extent of development would not be sympathetic to the existing chalet bungalow and those properties to either side. The cumulative impact of the mass and bulk at front elevation, together with the triple gable features, would appear dominant and obtrusive within the context of the local street scene. When viewed with its immediate neighbours, it would draw the eye, harmfully eroding the established pattern of built development along this side of Nichol Road.
- Whilst the locality comprises houses of varying sizes, styles and designs, and some properties on the opposite side have been extended with contemporary design, the left southern section of Nichol Road (where the application property is situated) is still characterised by predominately detached chalet bungalow instead of a full two storey dwelling. As such, the proposed two-storey front extensions would be substantially out of accord with the general pattern of development nearby. The proposed render finish is also considered to add to its visually apparent bulk and would stand out intrusively in the street scene.

- The applicant contends that the properties along Nichol Street have recently been extended in different style, and there are a number of gable elements on other properties. Even so, the site photos provided by the applicant demonstrated that these are self-contained features on their respective dwellings, and do not have triple gable in the way proposed by this current application. In any event, the appearance of other houses would be a neutral consideration in any balance against planning harm, and each case must be assessed on its own merits.
- Any alterations to the front elevation must be carefully considered owing to their impact on the appearance and character of residential areas as stated in the Quality Places Supplementary Planning Document (2011). Although the overall height of the dwelling would be maintained, the existing catslide roof element on the front elevation contribute positively to the area's character. In this instance, the addition of front gable extensions is not considered to respect the roof construction of the original property. This would create a discordant visual impact.
- The roof form of the proposed first-floor rear extension has been amended to flat roof in order to reduce its massing. However, the flat roof design would result in an unattractive addition that would not sit comfortably on the host property or within its immediate context.
- Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, the proposed two storey and first storey front extensions towards Nichol Road would have an obvious visual impact in terms of its form, appearance, and materials. The proposal would make the front elevation overly prominent and a jarring feature in the street. As such, it is considered to be contrary to the abovementioned policy and SPDs. In accordance with Paragraph 134 of the NPPF this development is not considered well designed, nor does it reflect local design policies or the surrounding vicinity, thus warranting refusal.

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.
- Given the sloping gradient of Nichol Road, the application property sits higher than the neighbouring property (25 Nichol Road), which means there is already a degree of overshadowing between the sides of the two properties. As such, any additional developments to infill the space behind the existing study room and first-floor bedroom would exacerbate the issue and be detrimental to the residents of 25 Nichol Road. It is considered that the proposed rear extensions would cause an overbearing effect and harm the living conditions of the occupiers of 25 Nichol Road.
- It is noted from the site visit that the ground floor bedroom of 25 Nichol Road is positioned in close proximity to the mutual boundary and is dependent on the only side window as an outlook and source of light. Although the proposal just passes the daylight test (outlined with Quality Places SPD), there could still be an impact on the sunlight received into the habitable room due to the proximity of the structure. It should also be noted that the daylight test only offers a desk-based tool to assess whether development would affect the level of daylight received by an adjacent window opening. When assessing impacts on neighbouring daylight levels other factors to take into consideration include site specific matters such as existing boundary treatment, orientations and the use of the room affected. All these factors have been considered when assessing the impact of the extension on the residential amenities of 25 Nichol Road. It is considered that the proposed rear extensions would have an unacceptable impact on the outlook and amenity of

the residents of 25 Nichol Road.

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 several records of bats in the vicinity of this property and the proposals involve work to the roof and dormers. Therefore, the Council's Ecologist has been consulted as part of this application and required a preliminary bat roost assessment.
- The preliminary bat roost assessment report has been received on 06/07/2022. After reviewing the Preliminary Roost Assessment Report by Hampshire Ecological Services (July 2022), the Council's Ecologist confirmed that the building was assessed to have negligible suitability for roosting bats, so no further surveys are necessary.

Trees and landscaping

- There are no significant trees in close proximity to the proposed development area. Therefore, The Council's Tree Consultant has raised no arboricultural objection to the proposals.

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 does 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:

- This revised proposal is very similar to the previous refused proposal, which has not addressed the previous concerns raised.
- The proposed two storey and first floor front extensions, by reason of their form and design, would be incompatible with the host property and its surroundings, and would not fit in well with the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Chandler's Ford and Hiltingbury Character Areas (2005), and the contents of the National Planning Policy Framework (2021).
- The proposed first floor and single storey rear extensions, by reason of their scale, siting, and close proximity to the mutual boundary, would have an unacceptable impact on the amenity of the neighbouring property in terms of loss of light or outlook. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Chandler's Ford and Hiltingbury Character Areas (2005), and the contents of the National Planning Policy Framework (2021).

Recommendation:

PERMIT ☐

REFUSE ☒

Comments