

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/93665

**Site Address:** 48 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EX

**Case Officer:** Claire Campbell-Best

**Description:** Single storey side and rear extension following removal of existing car port and conservatory

| Particular Site Constraints                                                                                                                                        | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Within Urban Edge<br>Within Built-Up Established Area<br>Airport Safeguarding Zones<br>HRA Screening Criteria – River, SAC, SPA, Ramsar<br>Tree Preservation Order |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>          | No <input type="checkbox"/>           |
|------------------|--------------------------------------------------|---------------------------------------|
| Reference        | Description                                      | Decision                              |
| Z/13234/001/00   | First floor side and ground floor rear extension | Permit – 02/08/1988                   |
| Z/13234/002/00   | Single storey rear extension                     | Permit – 10/01/1990                   |
| F/04/52556       | Erection of single storey garage                 | Permit – 10/12/2004 (Not implemented) |

| Publicity:                     | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:               | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                    |
| Chandlers Ford Parish Council: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                    |
| Ecology:                       | <p><u>Updated comments received 13/10/2022:</u></p> <p>Thanks very much for sending the close-up site visit photos. There are certainly raised roof tiles on the lower rear corner above the conservatory and there may be others. The soffits and fascia seem tightly fitted with no gaps. From the proposed plans it does not look like that part of the roof would be affected by the extension, however no scaffolding or ladders must be attached to that part of the roof.</p> <p>Please could you add the following informative to the decision notice:</p> <p>This application has been flagged up as being within 50 m of a known bat roost and there is a potential bat roost feature in the roof of this house. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<a href="https://www.bats.org.uk/">https://www.bats.org.uk/</a>) explains why bats are protected and what to do if you find a bat at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</p> <p><u>Comments received 29/09/2022:</u></p> <p>There are records of bats very close to this site near Hiltingbury Lakes and hanging tiles on the front of the house. The rear and side elevations are not visible from Google maps street view. Please could</p> |                                      |                                    |

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|                  | <p>you send me some close-up photos of the rear and side of the house which would be affected by the extensions. It is not likely that bats would be using the conservatory or carport for roosting but if there are potential roost features at the rear of the house which may be affected by the construction, they would need to be checked.</p> <p>Biodiversity enhancement will be required. Bat boxes or swift nest boxes may be appropriate.</p> <p>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. (<a href="https://www.bats.org.uk/our-work/putting-up-your-box">https://www.bats.org.uk/our-work/putting-up-your-box</a>)</p> <p>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. (<a href="https://www.swiftconservation.org/Nestboxes%26Attraction.htm">https://www.swiftconservation.org/Nestboxes%26Attraction.htm</a>)</p> |
| Trees:           | <p>There is a significant oak tree set within the hedge to the front of the property (probably in the neighbouring curtilage) approximately 10m from the proposed development (northwest elevation). There is existing hard standing leading up to the existing carport and the footprint will not be extended towards the tree. Therefore, as the proposed development will not directly impact the tree, it is unlikely that the tree will be subjected to an elevated risk during development.</p> <p>We raise no arboricultural objection to the proposal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Natural England: | No comments received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                       | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 11/10/22 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><u>Site and Proposal</u></p> <p>The application site contains a large detached two storey dwelling located on the south-eastern side of Lakewood Road. The dwellinghouse itself is set back from the highway by a good-sized driveway and a landscaped front garden. There is an existing attached car port located on the south-eastern elevation and to the rear of the dwelling there is an existing conservatory and single storey rear extension. There is a large rear garden laid mainly to lawn with a patio area and the site is enclosed with a mixture of close board fencing and mature hedging to the rear boundary and mature vegetation and protected trees to the front boundary. The surrounding area is predominately residential in nature</p> |

and features detached dwellings of differing styles which are set back from the highway and within large plots.

This application seeks approval for a single storey side and rear extension following the removal of the existing car port and conservatory and would wrap around the host dwelling. The proposed single storey side extension would comprise an enclosed garage and would be slightly larger in depth than the existing carport. The proposed rear extension would replace the existing conservatory and would have a similar sized footprint. The extensions would have a hipped roof and would be finished in materials to match the existing.

### Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

### Design

- The design of the single storey side and rear extensions are suited to the host dwelling in terms of its form, scale and appearance. The proposals would replace structures of a similar size, taking the existing relationship into account and the usage of matching materials, the development is considered to be acceptable and would blend in well within the street scene.
- The proposals are single storey and subservient in nature with the bulk of the development sited to the rear of the host dwelling and not visible from public vantage points.
- The proposed hipped roof would match that of the main dwellinghouse and the existing single storey rear extension and would be in-keeping and respectful to the host dwelling.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed garage would provide an additional off-street parking space, increasing the parking provision to the site.

### 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 proposed extension would be mainly screened from the adjoining neighbour, no. 46 Lakewood Road by the high mature hedging and fencing to the shared neighbouring boundary.
- The windows to the proposed extension would directly face the rear garden. The patio doors located to the proposed north-east elevation would face the existing single storey rear extension of the main dwelling. The proposed rooflights to the side extension are high level and low key in nature. As such, it is considered the proposals would not result in any unacceptable overlooking or loss of privacy with regards to the nearby neighbouring amenity.
- It should also be noted there have been no neighbour objections to the proposals.

### 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 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 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** ☐