

DELEGATED OFFICER REPORT

Application Ref: H/22/93535

Site Address: 35 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed alterations to existing single storey building to rear including infilling existing courtyard, and increase in height of rear and side (North) elevation

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

Planning History?	Yes ☒	No ☐
• Z/26615/001/00 - erection of a brick and wooden slatted garden wall on boundary - Refuse Planning Permission For - 04/07/1984 • Z/26615/002/00 - construction of brick boundary wall and timber fence - Permit - 17/10/1984 • Z/26615/004/00 - OUTLINE: CONVERSION OF HOUSE AND ERECTION OF ADDITIONAL BLOCK TO PROVIDE 20 UNITS OF ELDERLY PERSONS ACCOMMODATION AND A WARDEN'S FLAT - Grant Outline Permission For - 13/07/1990 • Z/26615/005/00 - RENEWAL OF OUTLINE PERMISSION 26615/4 CONVERSION OF HOUSE AND ERECTION OF ADDITIONAL BLOCK TO PROVIDE 20NO.UNITS OF ELDERLY PERSONS ACCOMMODATION AND A WARDENS FLAT - Grant Outline Permission For - 09/10/1996 • Z/26615/011/00 - ERECTION OF 14 - NO. TWO BED APARTMENTS IN 4 STOREY BLOCK WITH CAR PARKING AT FRONT AND REAR AND VEHICULAR ACCESS FROM HURSLEY ROAD (AMENDED DESIGN) - Refuse Planning Permission For - 15/01/2002 • Z/26615/009/00 - ERECTION OF ADDITIONAL GARAGES AND PROVISION OF OPEN SPACE ON LAND AT REAR (AMENDED DESIGN). - Permit - 15/01/2002 • Z/26615/010/00 - CHANGE OF USE FROM RESIDENTIAL TO OFFICES - Refuse Planning Permission For - 21/12/2001		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Tree Consultant:	No Arboricultural Objection		
Ecologist:	No potential bat roost features visible on the house. Biodiversity enhancement is required.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 2022		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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:

The application site contains a large semi-detached Edwardian dwelling, which can enter by a shared vehicular access with Oakleaf Place (33 Hursley Road). The surrounding area is predominantly residential in nature and made up of detached, semi-detached and block of flats of varying ages and styles on good size plots. Opposite the site is St. Boniface Church and a range of local shops on Hursley Road. The application is proposed to extend the internal space by infilling the void (courtyard area) at ground floor.

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.

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 proposed extension is very modest in size and is sited at the rear of the property. The use of matching materials with the existing would result in a very subservient and inconspicuous structure. As such, it would not cause a harmful visual impact or adversely affect the character of the area.
- The new layout would be functional which can make the most of the dwellinghouse's potential. The proposal would also simplify the back of the dwelling, creating a more unified structure and improving the appearance of the application property.
- Whilst glimpses of the proposed development would be available from the side driveway, it would not be in obvious view from the public realm. Also, it is considered that the design of the proposed extension is suited to the host dwelling in terms of its form, scale and appearance and would fit in with the residential character of the locality.

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 relatively modest scale of the proposal, it is considered that the proposed development would not have a significant detrimental impact upon any neighbours in terms of loss of light, outlook, overbearing impact or overlooking.
- The proposed infill extension would be extended up to the side wall of the attached neighbour (37 Hursley Road), but it should be noted that no objections have been raised by this neighbour during the consultation period. It would be beneficial to have a party wall agreement but that would be for the two parties to sort out and is not a planning matter.

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 and hedgehogs nearby. Therefore, the Council's Ecologist has been consulted as part of this application. It is confirmed that no potential bat roost features visible on the house, so no further assessment is required.
- Biodiversity enhancement is required. 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. 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.

Trees and landscaping

- Despite a TPO existing on the application property, there are no significant trees within influence of the proposals. Therefore, the Council's tree consultant raised no arboricultural objection.

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 proposed extension does not incorporate any additional bedrooms so it would 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:

- Subject to Conditions
- The proposal is modest in size and would not create a detrimental impact to its locality. Also, it is considered to cause no loss of outlook or loss of privacy to any neighbours. The recommendation is to Permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		