

# DELEGATED OFFICER REPORT

**Application Ref:** F/22/93437

**Site Address:** 6 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BW

**Case Officer:** Rachael Morris

**Description:** Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping

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| <b>Particular Site Constraints?</b>                                                                          | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>- Within the urban edge</li> <li>- Tree Preservation Order</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>- F/08/63973 - Single storey side and rear extension and demolition of existing garage – Permit – Dec 2008</li> <li>- F/09/64437 - Detached garage at side – Permit – Mar 2009</li> <li>- T/12/70761 - Crown lift by 3 metres to 1No. Oak – Part consent part refuse – Jun 2012</li> <li>- H/17/82033 - Detached Garage – Permit – Feb 2018</li> <li>- T/21/91715 - 1 no Oak (T1) - remove 1 lowest limb and reduce ends of lower canopy branches by up to 2 metres – Part consent part refuse – Dec 2021</li> </ul> |                                                |                                    |

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| <b>Publicity:</b>   | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:    | <p><b>4 Grosvenor Road. Objection</b> (summarised). Adverse impact upon residential amenity in terms of loss of light, overshadowing, potential disruption that will arise during construction and noise (specifically concerning the proposed heat pump). We welcome the proposed plans that show the property is to be set further to the front, but we object to the loss of light that results from a two-storey property being as far back as it is. It is likely that the impact on the design will be to shorten the direct sunlight into 4 Grosvenor Road by 2-3 hours a day. As a consequence of the proposed dwelling being of a significantly larger scale than the existing dwelling, there will be significant chance of overshadowing – and subsequently, adverse impact upon residential amenity in terms of overshadowing. It is noted that there is a plan to install a heat pump to the property. These have environmental benefits if installed correctly, but they also create considerable additional noise and therefore we would like to ensure that the maximum insulation and noise abatement measures are implemented in this design. There should be a restriction on noise and hours of work, a dust management plan and adequacy of parking/loading/turning/highway safety/traffic generation.</p> <p><u>Amended plan:</u><br/> <b>4 Grosvenor Road. Objection</b> (summarised). No material changes to the plans and does not address the comments made in my letter dated 29 August 2022 and only contain a revised front elevation to the proposed building.</p> |                                                        |                                           |
| Parish Council:     | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                        |                                           |
| Hampshire Highways: | Having reviewed the details contained within the application pack, it can be confirmed that there is no objection from HCC as Local Highway Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                           |
| Ecology:            | The bungalow to be demolished has negligible bat roost potential. The proposals for biodiversity enhancement recommended in the report are suitable and should be implemented. These are a bird box installed on the mature tree in the rear garden, existing garden planting to be supplemented with x10 plant species considered to be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                        |                                           |

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|               | <p>of value to pollinating insects and a sedum roof on part of the rear flat roof of the new dwelling. Night flowering scented plants will attract moths as food for bats. <u>25/08/2022</u></p> <p>A functioning soakaway on already site means that no additional testing is needed. The architect has confirmed that there is a functioning soakaway on site which has been signed off by Building Control. I have no further concerns. <u>17/10/2022</u></p> |
| Tree Officer: | <p>There are some significant, protected trees on neighbouring land. However, the provided arboricultural information suitably demonstrates that these trees can be protected and retained for the duration of the development.</p> <p>Therefore, we raise no arboricultural objection to the proposal, subject to a condition.</p>                                                                                                                              |

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| Site Visit:         | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Details: 30/08/2022 |                                         |                             |

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| <p><b>Policy:</b></p> <p><b>National Planning Policy Framework<br/>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, DM6, DM11, DM14, DM29 and DM30.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |
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| <p><b>Assessment:</b></p> <p>The development is considered acceptable and complies with policies DM1, DM2, DM6, DM11, DM14, DM29 and DM30 from the 2016-2036 local plan, in that:</p> <p><u>Principle</u></p> <ul style="list-style-type: none"> <li>The development is within the urban edge where the principle of development is acceptable.</li> </ul> <p><u>Design and layout</u></p> <ul style="list-style-type: none"> <li>The design and layout respect the character and appearance of the locality. As seen on the street scene plan, two-storey dwellings are a common feature of the locality and so this proposed dwelling would not appear incongruous. In addition, the street scene plan shows that the proposed replacement dwelling will be no higher than the neighbouring property at no.4 Grosvenor Road.</li> <li>The development would not be an overdevelopment of the site and would retain sufficient amenity space.</li> <li>The proposed replacement dwelling accommodated 4+ bedrooms which requires 3 parking spaces as set out in the Residential Parking Standards SPD. These have been provided for and as such the proposal meets parking standards. One of the proposed spaces is provided in the integral garage. A condition will be placed to ensure this parking space is retained unless otherwise agreed in writing by the Local Planning Authority.</li> <li>The proposed replacement dwelling is designed with natural timber cladding and facing brickwork. The proposed elevations have been amended to the front to appear more symmetrical. The amended elevations present a projecting bay</li> </ul> |
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which is a traditional feature found within the street scene. The elevation now matches in height, width and form which makes a more comfortable presence within the locality.

- As seen in the proposed Street Scene plan (D-420 Rev A), the proposed design and overall bulk is similar to existing neighbouring properties and as such does not represent a dominant feature. In addition, as seen in the site plan (D-111 rev B) the proposed dwelling is set no further forward than the existing principal elevation of the street scene and follows the same pattern of development.
- The internal space provided measures an approx. 250 sqm where the Nationally described space standard states a 5 bed 2-storey property needs to measure at least 128 sqm. Therefore, this accords with the national guidance for space standards.
- In accordance with the Council's Local Plan (2016-2036), the property must also accord with access standards as set out in Building Regulations Part M4. It is considered reasonable that this proposal could meet these standards in its current form. Part M4(2) standard (Accessible and adaptable dwellings) will be conditioned.

#### 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 proposal will accord with the Quality Places SPD that requires north-facing gardens to be at least 12m long, with the garden measuring approx. 22m long. The neighbouring gardens also measure similar lengths with the proposed dwelling not extending past the existing rear walls of the neighbouring dwellings to a detrimental extent. It is not considered this replacement dwelling would create overshadowing to a detrimental degree, beyond what is expected within a residential setting. This is supported by submitted shadow diagrams, showing the spring, summer and autumn equinox (D-610 Rev A, D-620 Rev A and D-630 Rev A). In addition, the neighbouring properties have no first-floor side windows that would experience a negative detriment by way of shadowing into habitable rooms by the proposed addition of the first-floor element of the replacement dwelling.
- The proposed first floor side windows are proposed to serve bathrooms/en-suites and so it is considered reasonable that this could be conditioned as obscure glazed.
- In the amended scheme, the heat pump has been removed from the plans to avoid adverse noise impacts raised by the neighbouring property at no.4.

#### 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. No contributions are required towards the Solent recreational disturbance, New Forest recreational disturbance or nitrate situation within the Solent region as this is for a replacement dwelling and there is already a household present on site. The occupation is not expected to change to a significant extent beyond what has the potential to be achieved through householder extensions, and as such there is no change to the wider environment because of this development.

#### 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 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:**

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments ...