

DELEGATED OFFICER REPORT

Application Ref: H/22/93369

Site Address: 80 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GN

Case Officer: Claire Campbell-Best

Description: Demolition of existing detached garage, two storey rear and side extension, single storey front and rear extensions new dropped kerb site entrance and alteration to fenestration. (Amended Plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge		
Within Established Built-Up Area		
SSSI Impact Risk Zones		
Airport Safeguarding Zones		
HRA Screening – River, SAC, SPA and Ramsar		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Updated comments received 29/09/2022:</u> I have reviewed the Preliminary Roost Assessment by Arbtech (September 2022). The buildings have been assessed as having negligible bat roost potential. The enhancements recommended in the report are appropriate. Bat roost features which are built into the new extension (bat bricks, bat tubes or similar) are preferred, as they do not require maintenance and cannot fall off. Due to the potential for bats to be using the trees and hedgerows along the site boundaries external lighting should not be used. However, if any external lighting is required for safety or security, the low impact lighting strategy outlined in the report should be followed. The area around the bat boxes must not be illuminated. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. <u>Comments received 01/08/2022:</u> This proposal would involve extensive work to the roof. There are multiple records of bats in very close proximity to the site. A Preliminary Bat Roost Appraisal (PRA) is required. Biodiversity enhancements will be required. The PRA report should recommend appropriate enhancements for this site.		
Hampshire County Council Highways:	In regard to application H/22/93369, having reviewed the information contained within the application pack, there is no objection to the		

proposals from a highways perspective, subject to the conditions outlined below being applied.

ACCESS:

It is noted that a revised location for the vehicle crossover drop kerb is proposed, and this is acceptable. However, the applicants should be made aware that subject to any permission that may be issued by EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to undertake the works on the highway.

Given the closure of an existing vehicle crossover drop kerb will also be required, this permission will need to be via a Minor Works S278, and details of this process can be found via the following link:

<https://www.hants.gov.uk/transport/developers/section-278>

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

CLOSURE OF EXISTING ACCESS PROVISION

Before use of the development is commenced the existing access from the site to Park Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety.

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.
- Demolition and construction work shall only take place in accordance with the approved method statement.

	Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/08/2022		

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:

Site and Proposal

The application site contains a detached two storey dwelling located on the western side of Park Road. The property itself is set back from the highway and within a good-sized plot. To the front there is a driveway with side access to the rear garden which laid to lawn and has a detached garage located in the south-western corner. The site is bound by a low level wall to the front boundary and close board fencing to the remaining boundaries. The surrounding area is an established residential area within Chandlers Ford and features dwellings of differing style, age and form with many being altered/extended.

This application seeks approval for a two storey side and rear extension with single storey front and rear extensions following on from the two storey side element (the existing detached garage would be removed), a new dropped kerb entrance and alterations to the fenestration. Amended plans were received on 07 October 2022, which show the two storey side extension has been set down from the ridge of the host dwelling and the ground floor rear extension has been reduced in depth from 9m to 4.4m (approx.).

The proposals would result in significant reconfiguration to the dwellinghouse; the ground floor extension would comprise of an integrated garage and canopy porch to the front with an open plan family/dining/ kitchen area to the rear. The first floor element would comprise of 2no. additional bedrooms with ensuites and a family bathroom. The proposals would be finished in materials to match the existing.

Principle

The development is within the urban edge of Chandlers Ford where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and layout

The proposed two storey side, single storey front and rear extensions and fenestration alterations, following receipt of amended plans, are considered to be acceptable with regard to its overall design and appearance when read within the context of the host dwelling. The reduced height to the two storey extension provides a sense of subservience, which is reinforced by the use of matching materials, ensuring the proposed development would be harmonious and respectful to the host dwelling.

The single storey element of the proposal is sited to the rear of the host dwelling and would not be visible from public vantage points which reduces the overall visual impact with regards to the amount of development proposed.

The front extension would protrude past the principle building line of the host dwelling by approx. 2.3m, however it was noted on the site visit there are dwellings within this section of Park Road with projecting porches and integrated garages to their frontages. Taking this into account and the set back of the dwelling from the highway, the front extension would not be an obtrusive addition to the host dwelling and would be in keeping with the surrounding area.

It is acknowledged the proposals would result in a significant amount of development to the site; however, similar development can be seen to the adjoining neighbour (No. 78). As noted, the bulk of the development is to the rear softening the overall impact within the street scene and sufficient amenity space would be retained. To conclude, the proposals are considered to be acceptable in terms of design.

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 neighbour most impacted by the proposals would be the adjoining neighbour, No. 78. The proposed extensions would project 4.3m closer to the neighbouring property and would also be 1.8m away from the neighbour. Due to this separation distance and existing relationship, the proposed extensions are not considered to result in an adversely harmful impact upon the amenities of the neighbouring property.

It is noted that there is 1no. window at first floor level on the neighbouring property. The two storey side extension would have 1no. on the first floor on the proposed southern elevation. This window would serve a bathroom and is marked obscurely glazed on the plans and would not directly face the neighbouring window. To further protect the privacy of the neighbour, a condition will be applied to ensure the window also has a top hung opening to prevent any overlooking.

The proposed single storey rear extension would be mainly screened by the fencing between the shared boundaries of adjoining neighbours nos. 78 and 82 and the patio doors to the proposed northern elevation would directly face the high fencing and as such, there are no concerns with regards to loss of privacy or overlooking with this element of the proposal.

Overall and to conclude, the proposal is not considered to have a detrimentally harmful impact upon the amenities of no. 78 and 82 and the proposals are considered to be acceptable in terms of neighbouring amenity.

Highway Safety and Parking

Due to the proposed new dropped kerb entrance to the application site, Hampshire County Council Highways were consulted upon and raised no objection to the proposal from a highway perspective subject to recommended conditions. Due to the application site located on the corner of two roads, a construction method statement will be required to ensure the works do not impact upon the amenity of the locality, this will be controlled by condition.

The proposed development would result in a 5no. bedroom dwellinghouse which would require 3no. off-street vehicular parking spaces and set out in the Residential Parking Standard SPD. This would be provided by the proposed integral single garage and 2no. off-street parking spaces to the front curtilage of the site as indicated on the block plan.

Ecology

Owed to the nature of the development, the Council's Ecologist was consulted upon who requested a Preliminary Roost Assessment due the extensive works being carried out to the roof and the site being in close proximity to records of bat roosts.

The Arbtech – Preliminary Roost Assessment – 80 Park Road, Chandlers Ford, Eastleigh, SO53 1GN was received on 27 September 2022. The Council's Ecologist has reviewed this and is content the site has negligible bat roost potential and is satisfied with the biodiversity enhancements recommended and will be secured by condition and way of informative.

Other Material Considerations

There will be no adverse impact upon trees or other natural features worthy of retention and 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐