

DELEGATED OFFICER REPORT

Application Ref: H/22/93680

Site Address: 87 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AD

Case Officer: Alex Webb

Description: Single storey rear extension to replace existing conservatory, elevational and alterations to fenestration

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone, River, SAC, SPA & Ramsar Hazards/Environmental - Flood Zone 2 & 3 and surface water flooding Airport Safeguarding TPO		

Planning History?	Yes ☒	No ☐
H/22/92936 - Single storey rear extension to replace existing conservatory and alteration to fenestration – permitted 28/06/2022 LDC/22/92517 - Lawful Development Certificate for a proposed use: Single storey rear extension and alterations to ground floor fenestration – Certificate not issued 20/04/2022 H/18/84057 - Proposed two storey side extension, replacement conservatory and front porch, internal reconfiguration and new windows – Permitted 15/11/2018 Z/03887/005/01 - Variation to planning permission reference no.3887/005 dated 04/02/2003 for erection of replacement dwelling and garage following demolition of existing and felling of eucalyptus tree at front (Amendment to previously approved application 3887/4) – Permitted 20/05/2003.		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No response		
Trees:	There are some significant, protected trees on site, although none should be directly impacted by the proposal due to their position relative to the proposed structure. However, there is a risk from development activities and access during the construction of the proposed structure, and this risk will have to be mitigated. UPDATE: Tree protection plan provided and approved by Councils tree officer on 08/11.		

Site Visit:	Yes ☒	No ☐
30/05/2022		

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; Trees & Development, Chandlers Ford and Hiltingbury Character Area Appraisal.

Assessment:

Lakewood Road is characterised by a tree lined avenue with large properties on substantial plots set back from the road. The site is within the Chandlers Ford and Hiltingbury Character Area.

Number 87 Lakewood Road is a large, detached property, built of red brick with a tiled, hipped roof and red brick curved walls leading to the entrance gate. There are two large mature Oak trees one to the front and one to the rear of the property which are both protected by a Tree Preservation Order. The southern boundary and garden has several large mature trees which provide screening. Monks Brook is also a watercourse which runs through the garden.

The proposal is for a revised design and smaller proportion of the works previously approved under planning permission H/22/92936, which has not been implemented. The single storey extension would be in the form of a modern style orangery, accessed from the existing lounge and family room. It would be in a similar location to the existing conservatory but would be approx.1.1m greater in width and 1.6m in maximum length. It would have a maximum height of approx. 3.2m. The rear (west) and side (south and north) elevations would be contemporary glazed.

The changes to the existing fenestration on the rear elevation include the insertion of a casement window on the existing side (north) elevation of the main dwelling to serve the kitchen and a set of 3 bi-fold doors to replace the double doors to the garden room. The materials would match the existing dwelling.

The orangery and alterations would not be visible from any public vantage point and are a reasonable distance from the protected trees. The changes proposed would remain small in scale and in keeping with the existing property and overall will improve the appearance and use of the house.

There are several trees on the site which are protected by Tree Preservation Order however none of which are near the house or area of proposed extension. The Councils tree officer is satisfied there would be no harm to existing trees and has approved a tree protection plan as part of the application process to ensure the trees are protected during construction works. Therefore, there is not considered to be a detrimental impact or any harm to these trees as a result of the development.

The development is considered acceptable and complies with saved Policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge of Chandlers Ford where the principle of development is acceptable.
- The design of the extension and fenestration is suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space. The parking and access arrangements remain unaltered.
- 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 design and layout respects the character and appearance of the locality.
- 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 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: The proposals are in accordance with local and national planning policy and is recommended for approval, subject to conditions.

Recommendation: **PERMIT** ☒

REFUSE ☐

Comments ...