

DELEGATED OFFICER REPORT

Application Ref: F/22/93842

Site Address: 29 TWYFORD ROAD, EASTLEIGH, SO50 4HD

Case Officer: Alex Webb

Description: Change of use of 2no. rooms on ground floor from Class E(c)(ii) (previously A2) to C3 dwellinghouse, removal of conservatory and construction of side and rear single storey flat roof extension, construction of side porch, alterations to front ground floor and first floor bay fenestration, block-up side door, removal of rear chimney and installation of new side fenestration at first floor with obscure glazing.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation - NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA, Ramsar Hazards/other environmental - Environment Agency Surface Water Flooding (1000 year extent) Aviation safeguarding - Airport Safeguarding Zones AQMA - Extension to Eastleigh AQMA Nutrient Neutrality Catchment - River Itchen SAC, Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar Sewers - SW Sewers 2m Buffer		

Planning History?	Yes ☒	No ☐
Z/08071/002/00 – Alterations to shop front to form new entrance doorway - permitted 05/03/1998. Z/08071/001/00 - Change of use of 2 ground floor rooms to Office (A2) – permitted 27/07/1994. Z/08611/003/00 – Erection of side conservatory following demolition of existing - permitted 23/07/2002.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 x support: Of all the neighbours, we are most likely to be affected by the changes, but I am happy that the conservatory is not being replaced with anything taller, even if it will be longer		
Parish Council:	No response		
Ecology	There are records of bats very close to this property, however I don't see any potential bat roost features on the photo on Google maps. The removal of the chimney is the main area of concern for bats for this proposal, but the flashing looks well-sealed, and the chimney and roof appear to be in good condition. I would recommend a condition that any work involving the chimney or roof be done outside of the active bat season, which is between May and August. Informative suggested.		

Site Visit:	Yes ☒	No ☐
05/10/2022		

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 and E4.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

The application site is located on the west side of Twyford Road, within the urban edge of Eastleigh and the Urban Renaissance Quarter Boundary, designated as a Residential, Office and Community Area.

27 Twyford Road is an end of terrace property formally partly in Class E (c) i) and ii) use on part of the ground floor. There are residential properties to the north, south and east with an employment site containing several commercial uses to the west.

The proposal is for the change of use of the rooms in Class E(c)(ii) use to C3 dwellinghouse. Further changes to facilitate the proposed change of the building to be entirely residential include the removal of conservatory to the rear (west) and construction of a side (south) and rear (west) single storey flat roof extension. The extension would extend a further 2.4m to the rear (west) than the existing and would run parallel to the side (south) boundary with the neighbouring property. The eaves height would measure 2.7m and roof height would measure 3.1m with the roof lanterns increasing the maximum roof height to 3.6m in the centralised area within the roofspace. The neighbours at No.27 Twyford Road have written in support of the application.

The erection of a side (north) porch is proposed as the main entrance would be relocated from the front (east) elevation to the side (north) elevation. Alterations to front (east) ground floor and first floor bay window as the main entrance door would be replaced with a window to match the existing and form part of the original bay window. The additional side door on the northern elevation would be removed as there would only be one main entrance. The removal of chimney to the rear and installation of a new window on the side (south) elevation at first floor level is also proposed. The existing and proposed windows at this level would be obscure glazed in order to remove the potential for overlooking and this would be secured through condition. The number of bedrooms within the property would not change and it would remain a 3-bed property.

The resultant total GIA as proposed would be approx. 180 sq m and the overall amenity space available would be 113 sq m which would be in accordance with the thresholds as set out in the Quality Places SPD.

The site is within the Urban Renaissance Quarter, Eastleigh where well-designed, people-intensive development that raises the quality of the main approaches to Eastleigh town centre is encouraged under local plan policy E4.

The change of use of part of the building from Class E (c) i) and ii) use to residential could be permitted under Class MA – commercial, business and service uses to dwelling house under Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.(as amended) subject to restrictions. The site is not within a retail frontage or a town, district or local centre and the site is in an area where residential uses are acceptable, therefore the loss of the Class (c) i) and ii) use is not safeguarded by local plan policy. Given the property was originally built as a Class C3 dwellinghouse, the loss of the small proportion of Class (c) i) and ii) use is not considered to affect the commercial vitality or viability of the area.

Overall, the development is considered acceptable and complies with policies DM1, DM11 and DM14 in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the extension and external alterations is suited to the host dwelling in terms of its form, scale and appearance. The changes reflect local distinctiveness and would contribute towards a positive relationship with the surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- 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:		
Recommendation:	PERMIT ☐	REFUSE ☐
Comments ...		