

DELEGATED OFFICER REPORT

Application Ref: H/22/93722

Site Address: 70 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey front extension. A new detach garage.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Hiltingbury and Hocombe Park Special Policy Area		

Planning History?	Yes ☒	No ☐
• Z/10624/002/00 - ground floor side extension - Permit - 16/09/1982 • H/18/83233 - Demolition of existing garage and replacement with two storey extension. Rear single storey extension. First floor extension to south elevation. Provide habitable accommodation roof space - Permit - 20/08/2018 • DC/19/85262 - Discharge of conditions 3/4 (Arboricultural Method Statement/Tree Protection Plan) and 5 (Method Statement) of permitted application H/18/83233 - Discharged - 31/05/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	73 LAKEWOOD ROAD – Support – Summarised • Protect the mature trees on site • Matching materials • No visual impact		
Parish Council:	No Comments received		
Tree Consultant:	No arboricultural objection, subject to condition		
Ecologist:	A preliminary bat roost assessment will not be required for this application.		

Site Visit:	Yes ☒	No ☐
Details: 12 th October 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; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury and Hocombe Park Special Policy Area)

Assessment:

The application site contains a 5-bedroom detached two-storey dwellinghouse set in a generous plot. The plot features a front and rear amenity space, and also gravel driveway for several vehicles. The surrounding area is residential in nature with the main characteristic of the area being the relatively large plot sizes, with the majority of the dwellings being detached and set within large gardens, many of which include mature trees. The application seeks approval for a two-storey front extension and a detached double garage. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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.
- The site is part of the Hiltingbury and Hocombe Park Special Policy Area, which is defined in the Eastleigh Borough Local Plan. It differs from many of the other areas described in this guidance in that it is afforded a degree of statutory protection from inappropriate development.

The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive, and which help to meet a demand for such properties. The following local plan policy applies:

In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:

- i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
- ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

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 two-storey front extension is considered relatively modest in scale when viewed in the context of the host dwelling. It would be a positive enhancement of the dwelling, creating an attractive feature to the principal entrance. Moreover, it would be modest in height and remain subservient to the host dwelling.
- The existing boundary treatment and nearby trees and shrubs present a level of screening that ensure the proposed front extension and double garage would not

be clearly visible from the wider area, and therefore the proposal would not have a detrimental impact on the character of the Special Policy Area.

- The proposed double garage would be sited in an inconspicuous part of the site so it would not displace any rear amenity space and would not result in overdevelopment. It is considered that the application site does have sufficient space to accommodate a development of this nature.

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.
- The existing boundary treatment and natural screening within the application site would be sufficient to prevent any potential overlooking of neighbouring properties. As such, views would be limited from the proposed first-floor side facing windows. It should be noted that no objections have been raised by any neighbours during consultation period.
- The proposed double garage would be single storey and therefore have no adverse impact in terms of overlooking. Again, the existing boundary treatment can provide sufficient screening and privacy.
- In terms of overshadowing and loss of outlook, there are not considered to be any issues due to the orientation of the application property and its relationship and proximity to its immediate neighbours.

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 is little potential for bats to be using this roof now, however the possibility that it might be a historic bat roost still exists and the applicants must understand that destruction of a bat roost either intentionally or unintentionally is against the law. A preliminary bat roost assessment will not be required at this time, for this application.

Trees and landscaping

- There are several significant trees to the front of the property, which are subject to Tree Preservation Orders. No arboricultural information has been submitted, so it is not possible to assess the application in detail, but it appears that the proposal would not result in the direct loss of tree. However, there are concerns regarding construction access and activities close to the trees, which could affect the Root Protection Areas if the trees. This can be mitigated through the submission of further information under a planning condition.

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 proposal does not incorporate any additional bedrooms so it will not impact on the existing car parking arrangements.
- The proposed double garage can provide 2 parking spaces and therefore the proposal is not considered to have an adverse impact in terms of parking provisions.

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
- To conclude, after assessing the application, the recommendation is to permit. The proposal would not create a detriment to neighbouring properties and the local area. The proposed two-storey front extension and garage are considered the

subservient additions to the main house.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		