

DELEGATED OFFICER REPORT

Application Ref: H/22/93345

Site Address: 7 TREETOPS, EASTLEIGH, SO50 4DL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No objection, clarification should be sought to check there is no impingement to the TPO trees		
Tree Consultant:	No arboricultural objection to the proposals, subject to condition		
Ecologist:	No further survey needed		

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 Appraisal for Eastleigh (ELAC 2)

Assessment:
The application site contains a new build, detached, three storeys, 3-bedroom dwelling. The property is finished in a combination of white render, blue cladding, and white fenestration. There is an external staircase to the side of the host dwelling to provide access to the first-floor rear garden. Also, there is an ancient woodland, known as Lincolns Copse, very close to the western boundary. The surrounding area is residential in nature, Pitmore Road in the vicinity of the application site is an established, low-density, well landscaped residential road with detached houses characteristically standing in long gardens. The application proposes to erect a two-storey extension to infill the voids at the rear, it would then be set flush with the rear elevation. 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.

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 site is also part of the character area of Eastleigh (ELAC 2) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in existing development relative to the slope.
 - ii) Retain the grass verges.
 - iii) Maintain the importance of the views to the hills to the south.
 - iv) Retain and extend the continuity in building line and boundary treatments.
 - v) Maintain a uniformity in building heights on the north-east side of Pitmore Road

The proposal is considered to meet the requirements of the above guidance, as the proposed two-storey rear element would be of a suitable design and scale for the property and plot. Also, it would be sat below the main ridge of the dwelling and would not position close to any existing boundary, so it is considered as a subservient addition and a positive design element. It is considered that the existing building line, boundary treatments and grass verges can be retained.

- In terms of the wider street scene, the application site is tucked away at the end of the cul-de-sac where its prominence is reduced and therefore the proposed development would have little impact on the wider character of the area. Furthermore, taking account of its rear location, the proposed two-storey rear extension would not be adversely affecting the appearance of the host building.
- The proposed rear extension would be finished in matching materials, which would integrate satisfactorily with the character of the host dwelling.

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 neighbouring property most impacted by the proposal would be 6 Treetops. However, given the degree of separation afforded between both properties, the proposal is unlikely to impact on the amenities of 6 Treetops; there is no potential for unacceptable impact on the amenity of the neighbouring properties with regards to overshadowing and harmful loss of light or outlook. Therefore, the development accords with guidance set out in the 'Quality Places' SPD.

- The proposal does not include any first-floor side facing windows, which would mitigate the possibility of overlooking and loss of privacy; the current privacy levels between the host property and that of its neighbouring property can be maintained. It should be noted that no objections have been received during consultation period.

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.
- This property is adjacent to Lincolns Copse SINC ancient woodland and a stream, and there are several records of bats in the immediate vicinity. Therefore, the Council's Ecologist has been consulted as part of this application.
- Although there is cladding on the back of the house, it appears to be in good condition with no visible gaps. The soffits look well sealed also. It is confirmed by EBC's Ecologist that no further surveys will be necessary.
- Biodiversity enhancement will be required. The extension will face south and west so a bat brick/bat tube should be built into the side elevation. The garden should be enhanced by planting additional flowering plants to attract moths as food for bats.

Trees and landscaping

- The site is adjacent to a woodland – Lincoln's Copse – which is subject to a Tree Preservation Order. There are also a number of significant, protected trees to the rear of the group of dwellings, which includes the applicant's property.
- The proposed extension is beyond the line of tree protection fencing that was installed during the recent construction of these properties. Therefore, it would be unreasonable to determine that the proposal would have a negative impact. However, EBC's Tree Consultant requested an Arboricultural Method Statement and Tree Protection Plan to be submitted, pre-commencement, to protect the rooting systems of the trees from construction access and activities.

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 property will become a 4+ bedroom property after adding a two-storey rear extension, which will require 3 off-highway parking spaces. Although the existing driveway can only accommodate two cars, and the size of existing internal garage is not big enough for the council to recognise it as an off-road car parking space, it is considered that the property is located at the end of a cul-de-sac and the front area around the dwelling has extra space for 1+ vehicles. In this case, the proposal will accord the guidance set in the Residential parking standards SPD and have no impact on highway safety.

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
- The proposal is a modest size and will not create a detrimental impact to its locality and any neighbours. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments