

DELEGATED OFFICER REPORT

Application Ref: H/22/93513

Site Address: 242 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey front extensions to provide habitable accommodation in loft, new porch and alterations to the fenestration

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

Planning History?	Yes ☒	No ☐
• Z/31702/000/00 - OUTLINE: ERECTION OF DWELLING - Refuse Planning Permission For - 11/07/1990 • Z/31702/001/00 - ERECTION OF SINGLE STOREY DWELLING FOLLOWING DEMOLITION OF EXISTING - Permit - 27/05/1992		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 letters of representations were received, one of these was supporting and one was a comment. The representees raised the following issues and concerns: • Dust • Noise • Future development • Impact on the outlook • Potential burning of the waste materials on site		
Parish Council:	No Comments received		
Tree Consultant:	No Arboricultural Objection		
Ecologist:	Preliminary Ecological Appraisal Report was undertaken by Ecosupport in October 2022: • Any work to the roof be done under ecological supervision • A bat brick and a swift brick have been proposed as biodiversity enhancements in the new extension • Small mammals such as hedgehogs (or badgers) must be protected during construction by ensuring that open pipes are capped at night and any excavations have an escape ramp (a rough slanted wooden board) fitted at night.		

Site Visit:	Yes ☒	No ☐
Details: 25 th August 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:

The application site contains a 2-bedroom detached bungalow of red brick-built construction which sets in a linear plot. The property is also situated close to a fairly busy highway and on elevated land above the road. This part of Leigh Road is of a mixed character, predominately made up of bungalows, semi-detached and detached dwellinghouses. The application seeks approval to erect a two-storey front extension to facilitate the loft area to be used, providing further accommodation at first floor and taking the total to two storeys. The proposal also includes a new porch and alterations to the fenestration. 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.
- Cumulatively the works proposed amount to substantial alterations to the dwellinghouse which would have a considerable impact upon its visual appearance. Given there are bus-stops located along this stretch of Leigh Road, and therefore the application site can be considered to be a prominent and busy location, there are concerns with the impact that the proposed development would have on the character of the area. However, it is considered that the application property is screened within the site, being located behind the forecourt area and bus stop, therefore the resultant building would not be very overbearing within the street scene and would not appear as a visual intrusion within the site.
- The increased roof height in combination with the two-storey front extension would substantially increase the bulk of the roof of the application property and alter its form. However, it is noted that the character and appearance of the surrounding area is mixed and all dwellings immediately adjacent to the application site are 1.5 storey and two-storey, therefore the resultant building would not stand out amongst the other properties within the locality.
- The increase in the host dwelling's scale would not amount to overdevelopment of the site as the application site would retain its large front garden and rear amenity space. It is also considered that the proposal would not create a dwelling that would be disproportionately larger than other dwellings within the street scene, its visual impact would be acceptable when set against the scale and size of nearby residential properties.

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 application property is sited on elevated land and given the orientation and separation of the properties from their shared boundaries, it is not considered that the proposed developments would result in an unacceptable harmful impact on the amenities of neighbouring occupiers. Moreover, the side window at first floor is proposed to be obscure glazed as it would serve the bathroom, and therefore it would mitigate the possibility of overlooking and loss of privacy.
- The proposed rear windows would not look onto any immediate rear neighbours, as the closest rear neighbour (7 Tangmere Rise) is distanced approx. 49m away, which is greater than the 22m recommended as a minimum permissible back-to-back distance in the Quality Places SPD (2011). As such, it is considered that the proposal would not be unduly detrimental to the residential amenity or living environment of the occupiers of 7 Tangmere Rise.
- The issues raised by neighbouring residents relating to property's future development, noise and dust are not material planning considerations, and therefore cannot be taken into account in the planning assessment of this proposal.

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 proposal requires extensive works to the roof and there are records of bats, hedgehogs, and toads very close to the property. Therefore, a preliminary ecological assessment (PEA) is required.
- The Preliminary Ecological Appraisal Report by Ecosupport (October 2022) states that there is potential for foraging and commuting badgers and breeding and nesting birds. The site appears to have been cleared of vegetation prior to the survey as tire tracks are visible on the bare earth in the rear garden in the photo in Figure 5. A large section of the front garden is also shown as bare earth with a laurel hedgerow and a mature oak tree (TPO) next to the driveway in the photo in Figure 6.
- An endoscope was used to rule out the presence of bats in the potential bat roost features which were identified in the building, and the building was assessed to have negligible bat roost potential due to these features having been checked internally. Due to the presence of bats in the area and the potential for bats to take up new roosts at any time of year, the report recommends that any work to the roof be done under ecological supervision. This can be conditioned.
- A bat brick and a swift brick have been proposed as biodiversity enhancements in the new extension.

- Hedgehogs have been recorded in the near vicinity of this property and must be considered in any mitigation. Badgers have not been recorded locally. It is not likely but possible that they may still be present, as mentioned in the PEA report. Small mammals such as hedgehogs (or badgers) must be protected during construction by ensuring that open pipes are capped at night and any excavations have an escape ramp (a rough slanted wooden board) fitted at night.
- It is possible that vegetation which would have provided shelter to hedgehogs may have been cleared before the survey. Additional hedgehog habitat must be provided on site by adding a hedgehog house or habitat pile to the garden.
- Any maintenance of vegetation such as the laurel hedgerow must be done outside of bird nesting season which is usually March through August. If this is not possible, the area to be cleared should be thoroughly checked by an ecologist immediately prior to clearance. If any active nests are found, they should be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged.
- The landscaping recommendations in the PEA report (6.6.3) are sound and a landscaping plan can be conditioned. The addition of night-scented flowering plants to attract additional food for bats is encouraged.
- Exterior lighting (if any is required) should be shielded and must not shine on the areas where the bat and swift bricks are installed, and not on vegetation that could be used by nesting birds, hedgehogs, or foraging bats.

Trees and landscaping

- There is a significant, protected oak to the very front of the application property. However, this proposed work is a suitable distance from the tree and there is a low risk of harm. Further, the oak should not impede trade vehicles to enter that land. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposal.
- Whilst there is no proposal to alter or upgrade the driveway, the applicant should note that the oak has a Tree Preservation Order and this type of work can be detrimental to the rooting system, they should seek planning and arboricultural advice prior to any proposal to do this.

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 will add two bedrooms and will result in the property being categorised as having 4+ bedrooms which requires at least 3 off-highway spaces. It is considered that there is more than adequate space for parking within the curtilage for a dwelling with four bedrooms.

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
- Whilst the proposal would result in a massive change to the overall appearance of the application property, it is still considered to comply with the aforementioned development plan policies and associated supplementary planning documents.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		