

DELEGATED OFFICER REPORT

Application Ref: H/22/93981

Site Address: 45 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 1ET

Case Officer: Claire Campbell-Best

Description: Partial garage conversion and alterations to fenestrations at the ground floor including external patio, pergola and undercover patio

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge SSSI Impact Risk Zones Environment Agency Surface Water Flood – 1000 Year Extent Airport and MOD Safeguarding Zone Tree Preservation Order		

Planning History	Yes ☒	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No Comment		
Trees:	The site contains a number of very significant trees, These are located around the periphery of the site and are a suitable distance from the proposed development area not to be directly impacted. Further, the nature of the proposal should mean that there is low risk to the trees from construction access and activities. Therefore, we raise no arboricultural objection to the proposal.		
Ecology:	I have reviewed the site photos and the DAS. There are records of bats and hedgehogs in the area. The wooden cladding on the southeast side elevation is the only potential bat roost feature I can see in the photos. The proposed pergola would be attached to this area. The cladding appears to be intact with no gaps under which bats could roost. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-withbats/ive-found-a-bat-during-works. Precautions for hedgehogs: During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801. Biodiversity enhancements will be required. This property may be suitable for a hedgehog box, a bat box and/or a swift nest box.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/11/2022		

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:Site and Proposal

The application site contains a sizeable detached two storey dwelling with an attached garage located on a corner plot on the junction of Merdon Avenue and Lakewood Road. The dwelling is set within a large plot and set back from the highway with a gravel driveway, leading up to the attached garage. There is private amenity space to the rear and sides of the property and the site is enclosed with mostly mature hedging with protected trees present in the south east and eastern boundaries. The surrounding area is residential in nature and features similar sized detached properties in large plots bound by mature hedging and trees.

This application seeks permission for a decked patio area which would be located on the eastern side of the property and wrap around to the rear of the house. To coincide with the new patio, externally there would be an undercover timber structure to the rear elevation and a pergola to the south east elevation all of which would be attached the host dwelling. The garage would be partially converted; the garage access door would be replaced with an obscured window and timber cladding surround. The existing garage door would remain, internally the garage would be divided, there would be a store to the front and a utility area to the rear.

There would also be elevational alterations to the existing fenestration; a new entry door to the host dwelling would be repositioned to the left side of the entry lobby and the existing ground floor windows would be infilled and replaced with timber cladding. The existing ground floor window serving the lounge to the front elevation would be replaced with a similarly sized 'pop-out' style bay window and 2no. ground floor windows to the south-west elevation would be replaced with fully glazed sliding doors. The proposals would be finished in materials that will match the colour palette of the host dwelling.

Principle

The development is within the urban edge of Chandlers Ford where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and Layout

- The design of the patio and covered structure/pergola, elevational alterations and partial garage conversion is suited to the host dwelling in terms of its form, scale and appearance.
- The pergola structure would have a maximum height of 2.95m and would consist of timber framing in a similar colour to match the host dwelling. It would appear lightweight, with the majority of the structure being sited to the rear of the host dwelling, while the remaining would be screened by the boundary treatment. It is considered the structure would have a minimal impact on the wider street scene.

- The partial garage conversion would appear to look unaltered to the public realm with the exception of the window replacement and cladding and is considered to be a marginal change.
- The alterations to the fenestration to the main entry lobby are considered to complement the host dwelling, the additional timber cladding will match the existing cladding to currently seen at first floor level.
- The 'pop-out' bay window would be mostly screened by the mature hedging and trees and would be finished with the same timber cladding and would blend in well with the host dwelling.
- The development would not be an overdevelopment of the site, the pergola is not considered to be built form and would bring enjoyment to the occupants who would use the area as a residential garden.

Residential Amenity

- 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 pergola structure is suitably distanced from the neighbouring properties to the north west and south east and would not create significant detrimental harm to nearby neighbouring amenity.
- The decked patio area would be 0.32m at its highest, it is acknowledged there is slightly sloping ground running north west to south east, however, the slope is fairly slight and the mature hedging to the boundaries would alleviate any potential overlooking caused by the patio and is considered to be acceptable.

Highways Safety and Parking

- The partial garage conversion would result in the loss of a parking space, however the 3no. required off-street parking spaces can be accommodated on the driveway and therefore accords with the Residential Parking Standards SPD.

Other Material Consideration

- 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.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐