

DELEGATED OFFICER REPORT

Application Ref: H/22/94022

Site Address: 14 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DX

Case Officer: Claire Campbell-Best

Description: Two storey side extensions following demolition of existing garage, remove existing conservatory roof, replace with flat roof with lantern windows and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
With Urban Edge SSSI Impact Risk Zones Airport and MOD Safeguarding Zones HRA Screening Criteria – River, SAC, SPA and Ramsar Tree Preservation Order		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/38956/000/00	Rear conservatory	Permit – 31/07/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No comments received		
Ecology:	There are records of bats, hedgehogs, and grass snakes in the area. I have reviewed the site photos and do not see any potential bat roost features nor any habitat for hedgehogs or grass snakes that would be affected by the proposals. Please could you add the following informatives 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-with-bats/ive-found-a-bat-during-works. In the unlikely event of any reptiles (such as grass snakes) being found during demolition or construction, all work must stop immediately, and they must be allowed to move away to a place of safety on their own. Reptiles should not be handled unless they are in immediate danger of being harmed. They can be encouraged to move into a box or a bucket and moved to a safe area without handling them. If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. The British Hedgehog Society recommends that <i>Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites.</i>		

	<i>These can be created behind hedges or out of the way for smaller developments with limited space.</i> Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased. 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. <i>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.</i> Biodiversity enhancement is required. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.
Trees:	Whilst there is a TPO on a tree to the far rear of the application property, the only tree close to the proposed development in a small fruit/ornamental tree. This tree is in close proximity to the proposals but, ultimately, does not provide significant amenity to the public realm. Given that the RPA already contains “development” in the same location as the proposed extension, we feel that this tree should not constrain the proposal unduly. Therefore, we raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 09/11/2022		

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.

Assessment:
The application site contains a two storey semi-detached dwelling located on the south western side of Chalvington Road. The property is set back from the highway by a hardstanding driveway, the property itself features a ground to first floor bay window to the front elevation, an attached garage to the north western elevation, adjoining this is a

wraparound conservatory ending at the rear elevation. The surrounding area is residential in nature and features pairs of semi-detached property within this section of Chalvington Road, some of which have been extended to the side at two storey level.

This application seeks approval for a two storey side extension following the demolition of the existing garage, replacement of the existing conservatory roof with a flat roof and 4no. glass lanterns and elevational alterations. This would be finished in materials that would match the existing.

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, DM12 and DM14 of the Development Plan.

Design and Layout

- The design of the two storey side extension, replacement conservatory roof and elevation alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The two storey side extension would be set down from the main ridge of the host dwelling and would have a hipped roof to match the existing, resulting in a subservient addition. It would also have a workshop that would replace the existing garage and would be served by a garage door for access, retaining an original design feature of the host dwelling.
- The proposed extension would not span the depth of the host dwelling (6.55m approx.) which would reduce the overall bulk and mass to the proposed development.
- Upon the site visit, it was noted no. 6, 8 and 18 Chalvington Road have similarly designed two storey side extensions, therefore it is considered the two storey element of the proposal would be in keeping with the surrounding area.
- The conservatory roof that is proposed to be replaced is sited solely at the rear and would not be visible to the public realm. The replacement roof is not considered to harm the appearance of the host dwelling.
- The elevational alterations proposed are considered to be suitable and complementary to the host dwelling.
- The development would not be an overdevelopment of the site a good size garden would remain.

Residential Amenity

- The two storey element would be sited tight to the north western boundary shared with no. 12 Chalvington Road and a 1.4m separation distance would remain leaving a visible separation gap between the two properties and there would also be no proposed side windows to the proposed elevation facing this neighbour.
- No. 12 has 2no. first floor windows on the side elevation that faces the application site, these windows serve a landing and bathroom. It is acknowledged the side extension would affect the light and outlook to these windows. However, it is noted the windows are already impacted in terms of outlook by the host dwelling in its current form, additionally, as the windows serve non-habitable rooms and would not cause significant material harm with regards to the outlook or daylight received by no. 12. Additionally, the extension ends before the side facing kitchen window to no. 12 at ground floor level, allowing this room to still receive natural daylight and reduces any potential overbearing or dominance. On balance, the development accords with the 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. It is also noted there have been no neighbour objections from this neighbour.

- The proposed replacement flat roof to the rear conservatory would be a minimal change, resulting in a small height difference and would not create significant harm to nearby neighbouring amenity.
- The elevational alterations would include repositioning the access door to the existing conservatory to the rear elevation which would look directly into the rear garden of the application site. As such these changes are not considered to result in any overlooking or loss of privacy to nearby neighbouring amenity.

Parking and Highway Safety

- The proposals would result in an additional bedroom and the loss an off-street parking space provided by the garage. The property would be a 4no. bedroom property which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the driveway to the front of the property.

Other Material Considerations

- As noted, the two storey element is sited right up to the shared boundary line with no. 12. The eaves/guttering have potential to encroach into the neighbour's boundary. Certificate B has been signed as part of the application and adequate notice has been served to the neighbouring occupier.
- Trees were consulted upon due to the proposed works being in close proximity to a small fruit/ornamental tree which is a non-protected tree. Trees advised that the root protection area to this tree already contains development in the same location and recommended a tree protection plan condition be applied in order to protect the tree. On balance, as this tree is not protected and could be removed by the applicant as part of the proposed works without the need for a TPO application, the applicant will be advised that building works are carried out considerably to minimise disruption to the tree and the root protection area by way of informative.
- 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 ☐