

DELEGATED OFFICER REPORT

Application Ref: H/22/93739

Site Address: 80 PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JT

Case Officer: Claire Campbell-Best

Description: Single storey rear extension with accommodation in roof space with rooflights and wood burner following removal of existing rear extension and renew all roof tiles

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge EBC Owed Land Airport Safeguarding Zones MOD Safeguarding Zone HRA Screening Criteria – River, SAC, SPA and Ramsar Tree Preservation Order		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/06212/005/00	Conservatory extension and new roof to lounge	Permit – 04/04/1984
Z/06212/006/00	Two storey side extension with front facing dormer window	Permit – 05/09/2000
F/04/50298	Single storey side extension	Permit – 22/04/2004

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Comments received from Ecology to confirm roof tiles have not been replaced retrospectively 30/11/22:</u> I understand that the roof tiles were re-laid when the original loft conversion was done so this application is now just for a single storey rear extension with accommodation in the roof space and renewing the roof tiles. I am not sure how this differs from a two-storey extension if the roof space is being used, but will assume that this is a planning distinction. <u>Comments on preliminary bat roost assessment 23/11/22:</u> I have reviewed the Bat Scoping Survey by Crossman Associates (November 2022). The building was assessed to have negligible bat roost suitability with no evidence of nesting birds. It was noted in the report that the roof has been recently subject to roof renovation works. Since renewal of all roof tiles was part of this planning application, does that imply that the roof tiles portion of the application is retrospective or is there still roof renovation to be done? The precautionary approach to removal of roof tiles recommended in section 4.5 is appropriate. 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 The recommendations for exterior lighting, precautionary working methods for hedgehogs and the biodiversity/ecological enhancements and landscaping recommended in the report are all appropriate and can be conditioned. If it is possible to include a swift nest box built into/attached to the dwelling, this could also be used by other birds such as house sparrows. <u>Comments on site visit photos 13/10/22:</u> There are several area of raised tiles on the roof which will need to be checked by a bat licensed Ecologist. A preliminary bat roost assessment will be required. <u>Original Comments Received 03/10/22:</u> Site photos requested
Trees:	<u>Arboricultural Documents</u> None <u>Comments</u> There are a number of significant trees within the site and on neighbouring land. Some of these are subject to Tree Preservation Orders. None of the trees appears to be within influencing distance of the proposed extension – there is significant space on site. However, the protection of their root systems will have to be taken seriously during construction because of potential harm from construction access and activities. Therefore, we raise no arboricultural objection, 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.
Asset Management:	No comments received
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/10/2022		

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:

Assessment:

Site and Proposal

The application site contains a substantial detached bungalow with an integrated garage located on the north eastern side of Pine Road. The dwelling is set back from the road by a large gravel driveway and landscaped front garden with side access to a generous rear garden enclosed with a combination of close board fencing and mature hedging. This section of Pine road features sizeable detached two storey dwellings and bungalows of varying design within large plots. The surrounding area is predominately residential in nature, to the north of the site there is the Hiltingbury Recreation Ground and Hiltingbury Scout Headquarters.

This application seeks approval for single storey rear extension with accommodation in the roof space. There would be 4no. rooflights to the proposed roof slopes to the side, 1no. rooflight to the existing front roof slope, a wood burner flue and renewal of roof tiles to the existing roof.

The single storey rear extension would replace an existing garden room and lounge that has a smaller footprint and would comprise an open plan family/dining/music area and would be served by two sets of fully glazed sliding doors to the proposed rear and side (north west) elevation and 2no. windows to the other side (south east) elevation. The existing hall would be enlarged and would have a reconfigured staircase and bar area.

The roof to the proposed single storey rear extension would be 2m than the existing roof. The proposed roof would be the same height as the main ridge and would have a barn hipped roof. This would allow for accommodation in the roof space and this would comprise 2no. additional bedrooms with ensuites, a reconfigured hallway, laundry room and family bathroom. This would be served by the rooflights to the front and side roof slopes and 2no. large first floor windows to the proposed rear elevation.

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 single storey rear extension and roof accommodation is suited to the host dwelling in terms of its form, scale and appearance.
- While the bulk and mass of the development is mainly to the roof space, the development is sited to the rear of the property and the majority of the proposal would not be visible to the public realm, albeit with the exception of the wood flue burner and 1no. front rooflight. It is considered the development would have a minimal impact within the wider street scene.
- As noted, while the proposal would increase the height of the rear roof, the development is sited over the footprint of a smaller existing extension and would further project a modest 1.25m (approx.) into the rear garden and would be 4m (approx.) wider. It is considered the proposals are proportionate with the host dwelling, the hipped roof to the extension reflects that of the main dwelling and overall the design is respectful to the main dwellinghouse.
- Upon the site visit, it was noted there are detached bungalows to the north west of the application site that feature heightened roofs, therefore, it is considered that the proposal would be in-keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

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 2no. windows and sliding doors to the proposed side elevations on the ground floor extension would be mainly screened by the mature hedging/fencing to the neighbouring boundaries either side of the application site and as such there are no concerns with regards to any overlooking or loss of privacy with regards to nearby neighbouring amenity.
- The 2no. first floor windows in the rear roof space to the proposed elevation would directly face the rear garden to the application site. There is a separation distance of over 30m between the site and the Scout Hut to the rear, which is more than reasonable.

Ecology and Trees

- Owing to the nature of the proposed development to the roof, Ecology were consulted. The Council's Ecologist requested a preliminary bat assessment would be required due to the site visit pictures showing the roof has several areas of raised tiles.
- A Bat Scoping Survey by Crossman Associates was received on 18 November 2022 and The Council's Ecologist was consulted upon and was content with the measures set out. As such, it is recommended that this be secured by condition. In addition, biodiversity enhancements are recommended to be included by way of informative.
- Owing to the number of significant trees within the site and neighbouring land, some of which are protected, Trees were consulted upon. Trees advised while none of the protected trees appear to be within influencing distance of the proposed extension, there could be potential harm to the root systems from the construction access and activities and requested a tree protection plan be submitted and approved by the LPA as a pre-commencement condition. The Agent has agreed to this pre-commencement condition via email.

Other Material Considerations

- 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 ☐