

DELEGATED OFFICER REPORT

Application Ref: H/22/93971

Site Address: 27 MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7BH

Case Officer: Claire Campbell-Best

Description: Removal of existing garage and erection of two storey side extension with front and rear dormer windows and single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Built-Up Area Boundary		
Within Established Residential Area		
With Area Susceptible to Surface Water Flooding		
With HRA Screening Criteria – River, SPA, SAC and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/17/80456	Erection of two storey side extension with front and rear dormers and single storey extension	Permit – Sept 2017 (Not Implemented)
F/17/80025	Erection of attached garage and single storey side and rear extension	Permit – April 2017 (Not Implemented)
F/11/69495	Two storey rear extension following removal of existing conservatory to front	Permit – Oct 2011
Z/33510/000	Roof enlargement, front and rear dormers and replacement garage/workshop	Permit – Feb 1995

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No objection		
Ecology:	<u>Comments on site visit photos received 29/11/12:</u> I have reviewed the site photos. Although there are a few areas that might be potential bat roost features they are not likely to be affected by these proposals. The areas of concern are possible gaps under the lead flashing where the dormers are attached to the roof, and the roof tiles between the two existing rear dormers. There is also a slightly displaced wooden board just above the cable for the satellite dish on the gable end which would be affected by construction. Due to this feature being in the area affected by the construction, these wooden boards must be removed with caution and only outside of the active bat season (i.e removed only between October and March), or if this is not possible, then only under the supervision of a bat licensed ecologist. 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works		

	The wooden shed/garage is not likely to shelter roosting bats but might be accessible to nesting birds. This should be removed outside of nesting bird season (i.e. to be removed between September and March). If any active bird nests are found all work must stop and the area must be protected from disturbance with a 5 m buffer until after the young have fledged and left the nest. <u>Comments received 21/11/22:</u> There are records of bats in the vicinity of this property. Close-up photos of the areas of the house, garage and garden that would be affected by this proposal are required to determine whether further surveys would be required. The current dormer windows have hanging tiles on the sides. The condition of all tiles on the roof and existing dormers need to be shown clearly in the photos. Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box.
Environment Agency:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/11/22		

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:
<u>Site and Proposal</u> The application site contains a two storey detached chalet house set in a medium sized plot. The site has a low fence and vegetation along the frontage with a high hedge alongside no. 29, high panel fencing surrounds the rear garden. There is an existing garage along the boundary alongside no. 29 that will be removed to make way for the proposal. The surrounding area is predominately residential in nature and made up of a mixture of mainly single and two storey detached and semi-detached dwellings of varying ages and styles. This application seeks permission for a two storey side extension with a pitched roof dormer windows at the front and rear. The ground floor element would have a larger depth and would be mostly positioned at the side of the property extending out to the rear. The first floor element would be the same depth as the host dwelling. The proposed extension follows the roof shape of the host dwelling and would measure 2.6m in width, 11.8m in depth at ground floor and 8m at first floor and a height of 5.9m. This is proposed to be finished in materials to match the existing. <u>Principle</u>

The development is within the urban edge of Fair Oak where the principle of development is acceptable provided it complies with policies DM1, DM11 and DM14 of the 2016-2036 Development Plan.

The site also has relevant planning history which is a material consideration upon the assessment of this planning application:

F/17/80025 – Planning consent was granted for an attached garage and single storey side and rear extension. The application was granted permission in April 2017 but the works have not been implemented and the planning permission has now expired.

H/17/80456 – Planning consent was granted to convert the single storey side extension permitted under F/17/80025 into a two storey extension with a pitched roof dormer windows at the front and rear. Planning permission was granted in September 2017, again the works were not implemented and this planning permission has also expired.

Design and Layout

This proposal in this application essentially merges the previously permitted applications F/17/80025 and H/17/80456. The plans submitted in this application are identical in design, layout, appearance and size to that of H/17/80456.

The size and pitched roof design of the two storey side extension and dormer windows matches the features of the host chalet house. The two storey extension would bring the building up to its side boundary with no. 29. However, no. 29 is a detached property and is set in from the boundary so there will remain a visible separation gap between the two properties. The dwellings within this section of Mortimer's Lane are sustainable both in size and design and as such the proposed extension would fit comfortably with the mixed street scene.

The two storey side extension and single storey rear extension is a sizeable addition to the property. However, it is mostly positioned at the side of the host dwelling and would only project 4.4m to the rear. As such the proposal is considered to be an appropriate size for the dwelling.

A reasonable sized rear garden would remain and parking standards would be met as the proposal would not include an additional bedroom and accords with the Residential Parking Standards SPD.

Residential Amenity

The proposed two storey side extension sits forward of and adjacent to the house at no. 29. While the extension is on the edge of the daylighting test (outlined in the 'Quality Places SPD'), no objection has been raised by the neighbouring residents and the relationship of one property sitting partially forward of one another is already found within this stretch of Mortimers Lane. As such, on balance, the proposal is not considered to materially harm the outlook or daylight received by the immediately adjoining property. There are also no primary windows in the side elevation of no. 29 facing the application site.

The proposed front and rear dormer windows do not directly overlook the neighbouring dwellings and so the proposal is not considered to result in a material loss of privacy.

Ecology

Owed to the nature of the proposed works and records of bats in the vicinity of the property, Ecology were consulted upon. The Council's Ecologist requested site photos and upon review, they recommended that that construction and removal of existing materials to the side elevation must be removed outside of the active bat season (between

October and March), if this is not possible, then only under the supervision of a bat licenced Ecologist. This will be controlled by controlled by condition.

The Council's Ecologist also advised the existing garage might be accessible to nesting birds and should be removed outside of the nesting bird season (between September and March). This will be recommended to the applicant as an informative along with biodiversity enhancements.

Other Material Considerations

According the Environment Agency, the application site is with an area susceptible to surface water flooding and so a floor level condition will be imposed to lessen the flood risk. This was also imposed on the previous approvals.

There will be no adverse impact upon trees or other natural features worthy of retention and 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 ☐