

DELEGATED OFFICER REPORT

Application Ref: F/22/93670

Site Address: PEMBERS HILL FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Case Officer: Claire Campbell-Best

Description: Single storey rear extension following removal of existing conservatory, an integrated double garage and alterations to fenestration with access from Pembers Farm Avenue (amended plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Nature Conservation NE – SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA & Ramsar) Aviation Safeguarding – Airport Safeguarding Zones Nutrient Neutrality Catchment River Itchen SAC Solent: Includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
RM/18/83278	Reserved matters for the construction of 242 dwelling units and retention of 2 dwellings pursuant to outline permission O/15/77190 for residential development of 250 dwellings. (Details of appearance, landscaping, layout and scale of development only for consideration).	Approve the Reserved Matters – 28/11/2018
O/15/77190	Outline: Construction of up to 250no. dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping, all matters other than access reserved. (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, is a major development and affects the setting of a listed building)	Grant outline permission – 23/05/2018

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	<u>Amended Plans</u> No Objection <u>Original Plans</u> No Objection		
Ecology:	I have reviewed the Ecological Impact Assessment by Ecosa (July 2022). This is Plot 1 of the two plots covered by this assessment. The building was assessed as having low bat roost suitability and one emergence survey was conducted. No bats were seen emerging from the building, but six species of bats were seen commuting and foraging across the site. I have no objections to this proposal. 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-with-bats/ive-found-a-bat-during-works. Biodiversity enhancements are required. Bat or swift nest boxes may be appropriate.
Built Heritage Consultant:	<u>Amended Plans</u> The removal of the rear box dormer is a significant improvement, leaving the house architecture working to one vocabulary. Holding objection withdrawn <u>Original Plans</u> This proposal introduces an alien element into the existing vocabulary of the building and those around it. This dormer will be visible from the public domain so should follow the existing architectural vocabulary of the building. The new dormer needs a pitched roof consisting of either a single ridge with a gable or hip as the others, or two ridges of a similar size to the other dormer windows with hips and a valley between them. Holding Objection
HCC Highways:	There is no objection in principle to the proposals from a highway perspective, subject to the additional information and conditions as outlined below: ACCESS AND DRIVEWAY: Plan do not show where the proposed drop kerbs will be provided to gain access to the driveway and onwards double garage, nor the extent of the associated driveway. This should be sufficient for the parking of one vehicle (minimum) to ensure three parking spaces are provided overall (two in the garage), and should also outline the surfacing material. If the updated drawings can be provided, a re-assessment can be undertaken accordingly. CONDITIONS: DRIVEWAY SURFACE MATERIALS PROVISION The proposed driveway should be constructed of a hard surface/s to prevent migration of loose material (i.e. shingle) onto the highway. The hard surface shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site. Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.
HCC Waste and Minerals:	No comments received
The Gardens Trust:	No comments received
Hampshire Gardens Trust:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/10/2022		

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

Pembers Hill Farmhouse is located on the north side of Mortimers Lane (B3037) within the built-up area of Fair Oak. It is not within a Conservation Area and the nearest listed building is Mortimers Farm. It is part of the former grounds to Fair Oak Park, which is on the Historic Parks and Gardens Register. There has been recent residential development to the north, east and west of the site (Pembers Hill Park) and there is a sales office directly west of the application site which has recently had planning permission granted under F/22/93532 for a change of use to a domestic dwelling.

The application seeks approval for a single storey rear extension following the removal of an existing conservatory, an integrated double garage to the front (east) elevation and the removal of the existing kitchen window which would be replaced with 2no. smaller windows to the northern elevation at ground floor level. Amended plans were received on 06 December 2022 which show the complete removal of a flat roofed box dormer to the western roof slope, an amended red line boundary plan and amended block plan showing off-street parking spaces with the curtilage. The property has been vacant hence the submission of a full planning application.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Fair Oak where the principle of development is acceptable.

Design and Layout

- The design of the single storey rear extension, integrated double garage and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The single storey rear extension would have a flat roof with 2no. glass lanterns. It would replace an existing conservatory and would have a slightly wider footprint and project a further 2.4m north east, sitting flush with the side-built line of the host dwelling. Including the glass lanterns, the extension would also be slightly higher than the existing conservatory (approx. 0.29m). It would be finished in brick and timber cladding and would better compliment the host dwelling in terms of its appearance when compared to the conservatory.
- The extension would be sited to the rear of the property and would not be overly visible within the public domain. It would also be screened by the 1.8m fencing

along the western boundary. Overall, it is considered the extension is acceptable in design terms and would have minimal impact within the street scene.

- The proposed integrated garage would involve removing the existing 2no. ground floor windows to the eastern elevation, enlarging the openings and replacing with 2no. brown garage doors. Internally, the existing kitchen would be relocated and the space converted into parking for 2no. vehicles. The proposed garage is not considered to harm the character of the host dwelling and would be in keeping with the surrounding area as the majority of the newly built surrounding dwellings have detached garages within their site boundaries.
- The fenestration alterations are minimal and would not harm the character of the property.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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 proposed windows and bi-fold doors to the proposed rear extension would directly face the garden to the application site and as such there are no concerns with any unacceptable overlooking or loss of privacy with regards to nearby neighbouring amenity.
- Whilst the proposed extension would be larger than the existing conservatory, it is not considered that it would adversely impact the amenities of neighbouring residents due to the distances between properties and boundary treatment.

Highways Safety and Parking

- Hampshire Highways were consulted upon due to the new vehicular access proposed from Pembers Farm Avenue and if the double garage could accommodate 2no. vehicles. Hampshire Highways confirmed they have no objection to the proposals in principle and confirmed the garage can accommodate 2no. parking spaces. They did query that the proposed plans show no dropped kerbs or proposed driveway and requested further details. However, upon the site visit it was noted the proposed access area currently serves as a parking area for a sales office west of the application site. This access area has been paved and is flat and level leading up to the application site, therefore dropped kerbs won't be necessary. While the plans show no definite driveway, the front garden to the application site can be utilised for off-parking and Hampshire Highways have recommended a condition to ensure a driveway is constructed using suitable materials and this will be applied to the planning consent.
- The proposals would not result in any additional bedrooms and the dwelling will continue to have 4no. bedrooms as well as study which could be used as a bedroom. A dwelling this size requires 3no. off-street parking spaces as set out on the Residential Parking Standards SPD and this will be accommodated by the integrated double garage and within the front curtilage and accords with the SPD.
- In order to maintain adequate parking on site and in the interest of highways safety a condition will be applied to ensure the integrated garage is used for parking purposes only and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Other Material Considerations

- 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 ☐