

DELEGATED OFFICER REPORT

Application Ref: X/22/93493

Site Address: 2 Common Close, Chandler's Ford, Eastleigh, SO53 1HF

Case Officer: Summer Sharpe

Description: Variation of conditions 1 (approved drawings) and 3 (materials) of planning permission H/21/90804 for proposed single storey rear/side extension including flue following demolition of existing garage.

Particular Site Constraints?	Yes ☒	No ☐
- Within built up residential area - TPO (288-E) (within rear garden) - Surface water flooding east (within rear garden) - HRA Screening		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
H/21/90804	Proposed single storey rear/ side extension including flue following demolition of existing garage.	Permitted (September 2021)
DC/21/91567	Discharge of condition 4 (site contamination investigation & remediation plan) of planning permission H/21/90804 for single storey rear/side extension including flue following demolition of existing garage.	Discharged (November 2021)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
EBC Ecology:	The Bat Survey Report by Hampshire Ecological Services for this property was done in July 2021. No bats were seen emerging from or entering the building during the dusk emergence survey. The report states that it has a 12month expiry date which has now passed. However, an updated survey has not been requested at this stage. I recommend that since there has been a delay in construction the roof tiles should be removed under ecological supervision. This would be the most effective method of determining whether bats have been roosting in the building since July 2021.		
EBC Contaminated Land:	No objection.		
EBC Arboriculturalist:	No arboricultural objection		
Southern Water:	No objection.		

Policy:
National Planning Policy Framework
National Planning Practice Guidance
Development Plan:
<u>Eastleigh Borough Local Plan 2016-2036</u> Policies: S1 (Delivering sustainable development), DM1 (General development), DM8 (Pollution), DM11 (Nature Conservation), and DM14 (Parking).
Supplementary Planning Documents:

Site Visit	Yes ☒	No ☐
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15 December 2022.

Assessment:

Site & Surroundings

The application relates to a single storey 3no. bedroom detached bungalow situated to the east of Common Close. Common Close is a compact cul-de-sac situated to the north of Common Road. The application site is set back from the main road by a front garden and driveway, bound by a low-level brick wall and some vegetation. From a site visit (15 December 2022) it was noted that the previous permission (H/21/90804) had started to be implemented. It was also noted that there had been the construction of a dormer on the southern elevation.

The surrounding area is predominantly characterised by residential dwellings of a similar size and scale, albeit it is acknowledged that there is some variation in terms of their design.

Proposal

This application proposes the variation of conditions 1 (approved drawings) and 3 (materials) of planning permission H/21/90804 for proposed single storey rear/side extension including flue following demolition of existing garage.

Previous application H/21/90804 permitted “*proposed single storey rear/ side extension including flue following demolition of existing garage.*”

The main difference between the previous approval (H/21/90804) and this current application, as noted above, is the proposed materials to finish the external elevations. Previously the application permitted a combination of brickwork and render. This application would seek to increase the amount of render on the western (front), southern (side) and eastern (rear) elevations and introduce natural timber cladding (larch or cedar). The timber cladding is proposed to be located on the western (front) and southern (side) elevations.

Following a site visit (15 December 2022) it was noted that a dormer had been constructed on the southern roofslope. Amended plans have been sought to reflect this and accurately show the appearance of the application site. No planning permission was sought for this element, nor is it being considered as part of this planning application. An informative is recommended to be attached to the decision notice advising the applicant to ensure this complies with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), thus the dormer may not require planning permission.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle. Furthermore, this application seeks to vary the plans and materials condition of planning permission H/21/90804, thus reinforcing that the general principle of development is considered acceptable. The main consideration of this application would be whether the proposed change of materials would have an adverse impact upon the host dwelling itself and wider surrounding streetscene.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The approved planning application concluded that the proposals would accord with local and national policies. The assessment upon the size and scale of the proposals would remain in situ. The sole alteration between this current application and the previous approval is the use of materials.

The proposal seeks to incorporate render on the western (front), southern (side) and eastern (rear) elevations and introduce timber cladding to the western (front) and southern (side) elevations. From the submitted plans Proposed Elevations 669/04/104 Rev A (received 22 December 2022) the northern elevation would remain as brick work.

From a site visit, it was noted that timber cladding was not a common feature within the surrounding vicinity, however its introduction is not considered to be harmful. Further, it was noted that there were some examples of light render within the locality, therefore this material is considered to harmonise with the existing surroundings.

Therefore, and to conclude, whilst the proposal would increase the amount of render and introduce a new material (timber cladding), this is not considered to have an adversely harmful impact upon the host dwelling or wider surrounding streetscene.

As noted above, the amended plans received 22 December 2022 show the recent dormer on the side elevation. This has not been considered as part of this application.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The approved planning application concluded that the proposals would not have an adverse impact upon the neighbouring amenities. This assessment would remain in situ, as this application only proposes to alter the approved materials.

Highway Safety & Parking

Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety / traffic management. The Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application site comprises a 3no. bedroom bungalow. The Council's Residential Parking Standards sets out that 2no. off-street vehicular parking provisions are required. This was provided by a detached garage and driveway. Previous application H/21/90804 approved a single storey side/rear extension which resulted in the loss of the existing garage, however, did not alter the amount of bedrooms, thus not altering the amount of off-street parking provisions required. This application seeks to alter the design of the previously approved extension, whereby the previously approved parking provisions, on the existing driveway, would be acceptable.

Ecology & Trees

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect,

conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The Council's Ecologist and Arboriculturalist have been consulted as part of this planning application.

The Council's Arboriculturalist has raised no objection. The Council's Ecologist was agreeable to the previous Bat Survey Report, however notes that the 12month expiry of the date of this report has since passed. They have not requested an up dated survey but have advised that a condition be imposed to ensure that the roof tiles are removed under ecological supervision. Whilst it is noted that the previous Bat Survey is technically out of date, from a site visit, the works to roof have already been undertaken as part of previous permission, therefore it was not deemed reasonable to insist on additional ecological information. Further, and following discussions, the agent confirmed that there would be no works to the roof as part of this application, as the proposals solely relate to the change of materials on the elevations, not the roof.

It is also noted that there has been a dormer constructed on the southern elevation which would have affected the roof tiles, however it is unclear when this was constructed or completed. In any event, this dormer has not been considered within this application and would not form any part of this decision.

Contaminated Land

Policy DM8 of the submitted Eastleigh Borough Local Plan (2016-2036) stipulates that development will not be permitted if it is likely to cause loss of amenity or impact upon public health or other unacceptable environmental impacts; including land contamination.

As part of the previous application H/21/90804, the Council's Contaminated Land Team were consulted upon. As part of that previous application, they requested a pre-commencement condition be imposed. This has subsequently been discharged as part of discharge of condition application DC/21/91567. The Council's Contaminated Land Officer was also consulted as part of this application and has raised no objection. Therefore, and subject to conditioning the previously approved measures, the proposals are considered to be acceptable in this regard.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 Councils 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 and development plan 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 Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF and Policies, S1, DM2, and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application is recommended for permission, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐