

DELEGATED OFFICER REPORT

Application Ref: H/22/94029

Site Address: 160 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Extension to the loft conversion. Balcony extension. To increase roof height. Alterations to fenestrations

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/37242/000/00 - ALTERATIONS AND EXTENSION TO CREATE TWO STOREY DWELLING WITH SIDE FACING DORMER WINDOW AND REAR FACING BALCONY - Permit - 20/11/2000 • F/04/50219 - LOFT CONVERSION AND ADDITION OF VELUX WINDOWS - A Planning Application Is Not Required - 10/03/2004 • PD/22/93866 - PD Enquiry: Construction of outbuilding in rear garden to be used as garden shed/gym, following demolition of existing outbuilding - A Planning Application Is Not Required - 18/10/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection		
Ecologist:	Do not see any potential bat roost features. No further survey will be needed.		

Site Visit:	Yes ☐	No ☐
Details: 9 th November 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 (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury Road West)

Assessment:

The application site contains a bungalow on a good size plot with gable end roof and covered porch. The site itself is relatively flat with a gravel parking area to the front and a landscaped garden to the rear. The surrounding area is predominantly residential in nature and made up of detached dwellings, many of which have a fairly mixed appearance. Moreover, many of the streets within Hiltingbury Road West have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character. The application seeks approval for roof alterations and loft conversion to provide additional habitable accommodation on first floor. The proposal also includes the extension of existing balcony. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy mature trees would be felled or likely to be damaged
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
 - iv) the existing building line along street frontages is respected

Character and 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposal broadly involves the enlargement of the first-floor accommodation; raising the ridge line with extensions to the side front/rear elevation such that the built form would span almost the entire width of the plot at first floor. Whilst the proposed development would result in a considerable change in the scale of the current existing dwelling, given the scale and character of surrounding properties, it is not considered to result in an unacceptable effect on the character of the street scene. Furthermore, the proposed developments would maintain the continuity in building line along the street and therefore would serve to ensure that whilst it is visibly apparent from surrounding views it is not obtrusively.
- In terms of the design, the first-floor extensions whilst increasing the height of the side front/rear elevation, are modest in size, and the proposed roof form would incorporate with the existing and would be sympathetic to the existing dwellinghouse. As such, the proposal is considered to balance the property, and the new front elevation would not be too dissimilar from what is there as existing. In addition to this, the choice of materials is also considered to be in keeping with

those used on the existing property. Overall, the proposal is considered to respect the scale and proportions of the host dwelling, and it would not undermine its original character and appearance.

- The proposed developments to the rear, although visible from adjoining gardens, they would not be in obvious view from the public vantage points. As a result, they would not notably detract from its existing character and that of the street scene. The proposed rooflights are also considered to have limited impact on the street scene.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The application site is considered to retain a good-sized rear garden therefore the proposal is not considered to result in the overdevelopment of the plot; the residential amenities enjoyed by the occupants of the host dwelling would not be harmed, as there is sufficient rear amenity space remaining, and all habitable rooms would retain good light and outlook.
- It is considered that the additional height and combined scale and massing of the proposed first-floor extensions would not create a significantly overbearing form of development resulting in a harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook. No side facing windows are proposed and therefore would not present an overlooking risk (and privacy/amenity risk) to adjoining neighbours (158 Hiltingbury Road).
- Whilst the proposal includes the enlargement of the balcony to the rear, it would only be marginally closer to the shared boundary than the existing, with the screening provided by the existing boundary hedging and the prevailing degree of separation serving to limit the material increase in the potential for overlooking. On balance, taking account of these factors and also of having been no objections raised by the occupiers of the neighbouring properties, it is considered that the resulting arrangement is acceptable.

Ecology

- 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.
- There are records of bats very close to this site and the proposal involves extensive works to the roof. Therefore, the Council's Ecologist has been consulted as part of this application.
- After reviewing the close-up photos of each part of the roof that would be affected by this proposal, it has been confirmed by the Ecologist that no further survey will be needed.
- Biodiversity enhancements are required. The existing exterior lighting in the garden should be focussed on the ground if possible and away from any shrubs or trees so that it does not disturb bats which might be foraging in the garden. A wider range of flowering plants to attract pollinators is recommended. Night scented

flowering plants to attract moths as food for bats would be helpful as well.

Trees and landscaping

- There are no significant trees close to the proposed development area. There is a birch in neighbouring property but given the nature of the development, it is not considered that this tree to be at an elevated risk. Therefore, the council's Tree Consultant raised no arboricultural objection to the proposal.

Highways and 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 proposal would result in the property being categorised as having 4+ bedrooms which requires 3 off-highway spaces. It was noted from the site visit that sufficient on-site parking space remains within the curtilage of the dwelling.

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.

The NPPF, 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.

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:

- Subject to conditions
- To conclude, the recommendation is to permit. The proposal would not create a detriment to neighbouring properties and is considered a subservient addition to the host dwelling.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments