

DELEGATED OFFICER REPORT

Application Ref: H/22/94177

Site Address: 209 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Case Officer: Claire Campbell-Best

Description: Single storey side and rear extensions to form two bedroom annex. New flat roof for the living room lean to.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93710	Erection of new single storey, flat roofed two bedroom annex	Withdrawn – 17/10/2022
H/20/89156	Two storey rear extension, new flank dormer, new covered walkway between existing garage & house garage roof converted to full gable ends, new front dormer, conversion of existing front elevation dormers to gables, lowering front elevation fascia and material alterations to fenestration. (Alteration to approved planning permission H/19/85941) (Part retrospective)	Permit – 10/12/2020
H/19/85941	Two storey rear extension, new flank dormer, new covered walkway between existing garage & house, material alterations & alterations to fenestration	Permit – 23/08/2019
Z/11136/002/00	Erection of car port	Permit – 20/10/1985
Various applications for works to trees		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1 x objection from 7 Malibres Road (Summarised):</u> <u>Annex Proposal:</u> - The revised proposal is a huge improvement <u>Trees and Landscaping:</u> - Object to removal of a group of evergreen (Laurel) trees (non-protected trees) as they provide screening between the house and garden - No effective boundary landscaping between shared boundary - No landscaping scheme proposed - Inaccurate tree information <u>Other Concerns</u>		

	Excavation spoils will be placed towards the rear end of the garden
Chandlers Ford Parish Council:	No comments received
Ecology:	I have reviewed an additional site photo which shows that the replacement of the roof on the living room lean-to area is not very near to the new bat brick installed for application H/19/85961. The most pragmatic approach to this application is to minimise any noise and vibration of the wall containing the bat brick. A bat survey will not be required. A toolbox talk by the consultant ecologist will be required to alert the builders and the applicant the need to minimise noise and vibration of the wall and to their responsibilities to stop work if any bats are found using this roost. This can be done remotely and can be conditioned. The boundary hedge has already been cut back, outside of bird nesting season, in preparation for the building work. It should be maintained in this condition and not allowed to grow out. This will ensure that it is not attractive to nesting birds until after the extension has been completed. Please could you add the following informatives 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 boundary hedge should be kept closely pruned so that it does not develop bird nesting potential. If evidence of an active bird's nest is found during construction, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.
Trees:	<u>Arboricultural Documents</u> Arboricultural report reference GH2284.1 Tree protection plan reference GH2284a.rev1b <u>Comments</u> Whilst there are a number of trees in the rear garden and in neighbouring sites, the supplied arboricultural report is sufficient in detailing how the proposal can be achieved without significant harm to the arboricultural amenity of the location. We raise no arboricultural objection, subject to the following condition: The development must accord with the arboricultural report reference GH2284.1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference GH2284a.rev1b. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/01/23		

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 Surroundings

The application site contains a sizeable chalet style bungalow with an attached single garage placed within a large plot that is set well back from the highway by a gravel driveway and a leafy, green frontage. The wider surroundings is a mixed use area with residential properties to the north-west/north-east and a school and private hospital to the south-east. Most of the surrounding properties are large and set on generous plots with similar green, leafy frontages. The majority of the properties within this section of Winchester Road have been altered/extended to the rear and side over time.

Proposal

This application seeks the approval for a single storey side and rear extension which would be located on the north-western elevation. The living room lean-to roof also located on the north-western side of the host dwelling would be replaced with a flat roof to match the proposed extension. The extension would form a 2no. bedroom annex which would be used by elderly family relatives. A previous application (H/22/93710) for a detached annex located in the rear garden was withdrawn as the Planning Officer had concerns the annex was too large and could be used as an independent separate unit.

Amended plans were received 13 January 2023 which show the extension has been set back 0.5m to the rear and an internal door has been placed between the host dwelling and the proposed extension showing an internal link. These amendments appear to have resolved the concerns raised with the previous application.

The proposed extension would comprise 2no. bedrooms would be served by ensembles, a living room and kitchen/dining/utility room. The proposed annex would be linked to the host dwelling by a door between the kitchen/dining room of the main property and bedroom 2 of the annex. The private amenity space to the rear would be shared with the main property. The proposed extension would have a flat roof and would be finished in materials to match the host dwelling.

In addition to the proposed works, a group of non-protected Laurel trees/hedging close to the centre of the garden would be removed. Replacement trees, hedging and planting have been proposed as part on this application and will also be assessed in this report.

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 Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The proposed extension is a sizeable addition, however, it is considered that the proposal would not result in a disproportionate addition to the host dwelling. The dwelling is positioned on a large plot and a substantial rear garden would remain with the proposal in place.
- The extension would be set back from the principle elevation of the host dwelling, with the majority of the proposal being located to the rear and not overly visible within the public realm. Additionally, the dense hedging/vegetation to the front boundary would further screen the development. As such, the extension would have minimal impact on the appearance of the locality.
- The host dwelling has recently been renovated under planning permissions H/19/85941 and H/20/89156 with the finished external design being contemporary. The proposed extension would match this contemporary design and would continue to compliment the character of the property.
- The proposed flat roof and single storey nature of the extension would give the development a sense of subservience.
- Upon the site visit, it was noted there are large extensions and outbuildings within the immediate vicinity. Due to the large plots, there remains an openness and good separation distances between dwellings. It is considered the proposal would be in-keeping with the wider surroundings and would not adversely harm the wider character area.

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.
- While there are two side facing windows to the proposed development, they would be adequately screened by the boundary treatments shared with nos. 207 and 211 and as such there would be no overlooking or loss of privacy concerns with regards to these neighbours.
- There would be a set of sliding doors to the proposed rear elevation which would directly look into the rear garden of the application site. Additionally, the block plan submitted with this application indicates there would be trees, hedging and plants planted along some of the north-western boundary moving towards the centre of the garden, providing some natural screening between the proposal and the neighbour to the rear, 7 Malibres Road. The new proposed planting would replace the Laurel trees/hedging and while the planting would not be in the same location, it would still continue to provide some natural screening and improve the visual amenity within the site.
- In response to the neighbour to the rear of the site (7 Mailbres Road) there would be a separation distance of over 60m with the proposed development in place. The Quality Places SPD recommends a minimum separation distance of 22m, therefore the resultant separation distance between the dwellings along with the proposed natural screening is more than reasonable with regards to safeguarding nearby neighbouring amenity.

Annex

- The proposed extension would have internal accommodation which as noted, consists of a main living space, kitchen, 2no. bedrooms and 2no. ensuites. In order for the proposed annex to be viewed as ancillary to the main house and not as an independent unit, amended plans were received to show a link between the proposal and the host dwelling.

- It has been confirmed by the Applicant that the proposal would be used by their elderly parents and as such, the development is considered to be ancillary and is acceptable.
- A condition will be applied to limit the use of the annexe in order it to remain ancillary to the main host and that whoever resides in it must be directly related to the occupiers of the main house and it cannot be sub-divided as an independent unit or let separately.

Highways Safety and Parking

- There is adequate space to the front of the site which is provided by the driveway and garage to provide the required parking and accord with the Residential Parking Standards SPD

Trees and Landscaping

- Owing to the proposal being in close proximity to protected trees, Trees were consulted upon. The Council's Tree Officer has confirmed they are satisfied the arboricultural report provided with this application which details the measures that would be put in place to protect these trees. They recommended a condition be applied to ensure no development related works will commence until the tree protection measures have been installed as per the tree protection plan reference GH2284a.rev1b.
- As part of the proposed works and ongoing renovations to the site, a group of Laurel trees/hedging within the garden would be removed. The arboricultural report submitted with this application recommended there is adequate space for new tree planting to enhance the landscape. As noted, the proposed block plan indicates where the new planting would be located. A condition will be applied to ensure the landscaping is carried out and maintained for five years in order to enhance the visual amenity and to safeguard neighbouring residents.

Ecology

- Ecology were consulted due to trees and vegetation close to the proposed extension and to provide consistency as they were consulted upon on the two previous planning applications.
- Initially, The Council's Ecologist requested a bat survey as it was possible a bat box installed within the host dwelling may have been removed/disturbed. Upon viewing additional site photos and speaking with the applicant and the Ecologist that carried out the bat survey under planning application H/19/85941, the Council's Ecologist confirmed a bat survey will not be required.
- The Council's Ecologist has recommended a consultant Ecologist will be required to alert builders and the applicant of noise and vibration during the works and their responsibilities to stop any work if any bats are found. Additionally, they have advised the boundary hedge between nos. 209 and 207 (which has been cut back in preparation for building works) should be maintained in this condition after works have been completed. These recommendations will be advised by way of informatives.

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 ☐
-----------------	---	--