

DELEGATED OFFICER REPORT

Application Ref: H/22/94222

Site Address: 134 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 5DN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Loft conversion with dormers at the front and rear, single storey side/rear extension and alteration to fenestration (Amended H/22/92877)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Special Character Area (Kingsway)		

Planning History?	Yes ☒	No ☐
• Z/32402/000/00 - SINGLE STOREY REAR EXTENSION - Permit - 18/11/1991 • Z/32402/001/00 - CONSTRUCTION OF FIRST FLOOR REAR EXTENSION - Permit - 07/03/2002 • H/22/92877 - Loft development, extensions and alterations to dwelling - Withdrawn By Applicant - 30/06/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	130 KINGSWAY – Comment – Summarised • Front dormer is out of keeping with street scene • Request a condition to be added (working hours)		
Parish Council:	No comments received		
Ecologist:	There was no evidence of roosting bats or potential to support nesting birds.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 17 th June 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 Appraisal (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:

The application property is a two-storey 4-bedroom dwelling with a catslide roof containing a small dormer window to the side. The property has a large, paved driveway to the front and a good-sized private garden area to the rear. The site falls within the Kingsway character area, and as described within the Chandlers Ford and Hiltingbury Character Area Appraisal (Kingsway), this area includes a range of detached dwellings, many with individual characteristics. This application seeks approval to add front and rear dormers for loft conversion into habitable accommodation. The proposal also includes a single storey side/rear extension. The current application is an amended version of a previously withdrawn application (H/22/92877) which was deemed to have a design and scale that would be unacceptable. With the originally proposed design, the presence of a sizeable second floor element would introduce a feature of undue prominence within the street scene to the detriment of the character and visual amenity of this section of Kingsway. In response to the original application, which was subsequently withdrawn, this application shows the following changes:

- Reducing the size and changing the roof form of the proposed second floor element
- Omitting one rear dormer
- Changing the roof form of the proposed front and rear dormers
- No change will be made to the existing side dormer

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.

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.
- This resubmission is considered a significant improvement. The size reduction and alteration of roof form have reduced its dominance and mitigated the possibility of creating an incongruous addition.
- Whilst larger in height and scale than the dwelling it will replace, the new building is, as demonstrated on the submitted street scene drawing, considered to sit comfortably with the properties either side of the site when viewed from Kingsway with its ridge height relative to 136 Kingsway still being lower in levels. The new additional front dormer will not give the application property a significantly different appearance.
- The property will respect the prevailing front building line in this part of the street and will also retain an adequately sized area of private amenity space, such that the proposals are not considered to constitute the overdevelopment of the plot.

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 majority of the proposed extension of the property is to the rear with a significant proportion being at ground floor level. Whilst the proposed rear extension is relatively large in its depth, it is of single storey nature and therefore the resultant scale and massing would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy, light and outlook and is deemed acceptable and accords with guidance set out in the 'Quality Places' SPD. No objections have been received from the adjoining neighbours during the consultation period.
- Due to the orientation of the rear properties, the proposed rear dormers would not directly overlook any rear neighbours. It is also considered that the distance between the proposed rear dormer windows and the rear neighbours is over 22m and therefore the rear neighbours would not experience overlooking that would differ too much from existing.

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.
- The Council's Ecologist has advised that there are a few potential bat roost features that will need to be checked by a bat-licensed ecologist. Therefore, a preliminary bat roost assessment will be required.
- A preliminary bat roost assessment has been provided, which the Council's Ecologist has reviewed and agreed with its content. The proposals are therefore considered to be acceptable in this regard. The recommended biodiversity enhancements of a swift nest box and a bee brick are appropriate.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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.
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

Other matters

- The neighbour has advised to impose a condition to restrict hours of working during the construction period (limited to Monday to Friday, and no later than 6pm

in the evenings). However, the hours quotes are not considered reasonable, and the construction hours condition is commonly applied where there is a need, e.g., there is potential for disturbance to adjoining residential properties.

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
- The proposal is of an appropriate design, form, and scale which respects the character and appearance of the locality. Also, it would not create a detriment to neighbouring properties. The recommendation is to Permit.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		