

DELEGATED OFFICER REPORT

Application Ref: H/22/94328

Site Address: 30 PINE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 1LL

Case Officer: Claire Campbell-Best

Description: Demolish existing garage, single storey front extension with addition of porch, new dropped kerb and alteration to fenestration. (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge TPO (Area Order 58-H) Nature Conservations: SAC, SPA, Ramsar Airport Safeguarding Zones		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/92307	Raising of roof to provide first floor accommodation including 1no. front dormer, two storey front extension to incorporate integral garage, alterations to fenestration, raised decking to the side following demolition of existing garage, new dropped kerb and erection of 1.8m fence.	Refused – 23/03/2022
Various applications relating to the nearby TPO'd trees		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>2no. objections (summarised):</u> - Application not suitable - Proposed fence is out of character for the area - Loss of light, outlook and visual amenity <u>2no. comments (summarised):</u> - Proposed fence contravenes covenants in Pine Crescent - Boundary fences should not be erected to the frontage The application also received 1 letter of support LPA Note: Neighbours were notified of the amended plans received but no further comments were received		
Chandlers Ford Parish Council:	<u>Comment</u> We have concerns that the fence as proposed may be regarded as intrusive, and insensitive to the area. At 1.8m, the fence would be higher than normally permitted next to a highway, and the position of the property on a street corner increases the visual impact of the fence. We also have concerns that there may be possible damage to the tree on the corner should a fence be erected there.		

Ecology:	<u>No objection</u> In the extremely unlikely event that a bat is found should permission be granted, works should stop immediately and Natural England informed: https://www.bats.org.uk/advice/bat-found-during-building-works
Trees:	There are no significant trees within influencing distance of the proposed development, save for the proposed fence, which runs close to the only tree. Fencing rarely significantly impacts the roots systems of a tree. Therefore, we raise no arboricultural objection to the proposal.
HCC Highways:	In regard to application H/22/94328, having reviewed the information contained within the application pack provided, there is no objection to the proposals subject to the conditions outlined below being applied. In highways terms, the development proposals require a new drop kerb vehicle crossover, which is located in an acceptable position, and the closure of an existing vehicle crossover that will be made redundant by the proposals. The applicant should be made aware that subject to any planning permission that may be forthcoming from EBC as Local Planning Authority, additional permission will be required from HCC as Local Highway Authority to undertake works on the highway. Details of the processes involved can be found via the following links: New vehicle crossover drop kerb - https://www.hants.gov.uk/transport/parking/droppedkerbs Closure of an vehicle crossover drop (S278 Minor Woks) - https://www.hants.gov.uk/transport/developers/section-278 CONDITIONS: ACCESS CONSTRUCTION PROVISION No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. Reason: To provide satisfactory access and in the interests of highway safety. CLOSURE OF EXISTING ACCESS PROVISION Before use of the development is commenced the existing access(es) from the site to Pine Crescent shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority. Reason: In the interests of highway safety

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 30/01/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:Site and Surroundings

The application site comprises a detached bungalow and detached garage on a corner plot, located to the north of Pine Crescent and the west of Pine Road. The detached garage is located to the east of the host dwellinghouse, also providing parking provisions on the driveway to the frontage. The property itself is set back from the road, by a modest front garden. The dwelling itself is finished in brick work, with a pitched tiled roof with white upvc fenestration. The dwelling benefits from a modest single storey flat roofed rear extension. Due to the size and nature of the plot, whilst the dwelling is set in from the northern boundary, there is limited 'rear garden'. The external amenity space is predominately located to the south (front) and east (side).

The surrounding area comprises residential dwellings. Pine Crescent comprises different types and styles of dwelling; detached bungalows with tall ridge heights, two storey terraced properties, semi-detached two-storey properties and detached two storey properties.

Proposal

This application seeks approval to construct a single storey front extension and a porch. The single storey front extension would project approx. 2.2m from the front elevation, it would have a width of approx. 4.8m and a pitched roof height of approx. 4.3m. The porch would project approx. 1.2m from the front elevation, it would have a width of approx. 2.5m and a pitched roof height of approx. 3.4m. The alterations to the fenestration include the reduction in size to 1no. window to the front elevation, 1no. full length glazed panel and a set of bi-fold doors to the eastern elevation and the re-positioning of 1no. door and window to the rear elevation. The existing chimneys located to the side (east) and rear elevations would be removed. The application also proposes the addition of white render, timber cladding and slate (or similar) roof tiles. A new dropped kerb is proposed and would be situated to the frontage of the dwellinghouse, allowing access to a new driveway, this would be located further west than the existing dropped kerb. The existing garage and boundary fence between the garage and the host dwelling would be removed.

Amended plans were received 09 February 2023 which omitted the proposed boundary fence entirely from the application.

Principle

The application site falls within the urban edge, whereby alterations or extension to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

Background and Comparison to Previous Scheme

As noted in the planning history section, planning application H/22 proposed the raising of the ridge height, a two storey front extension (including an integrated garage), a new dropped kerb and a 1.8m boundary fence which would enclose the side garden to the eastern side of the plot. This was refused for the following reasons:

- 1) The proposed raising of the ridge, extensions and alterations including the erection of fencing, by reason of their size, scale, and prominent siting would result in incongruous and discordant additions, at odds with the appearance of the host dwelling, and the character of the wider surroundings. The proposals are therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Draft Policy DM1 of the Submitted Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
- 2) The proposed raising of the ridge, and two-storey front extension, by reason of their scale, siting and close proximity to the northern and western boundaries, would result in a sense of enclosure creating an unacceptable and overbearing impact upon the amenities of the occupiers of no.2 Pine Crescent (north) and no.28 Pine Crescent (west). The proposal is therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Draft Policy DM1 of the Submitted Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
- 3) The proposal involves works to the existing roof of the host dwelling and demolition of the detached garage, which has potential to support bats, which are protected by virtue of the Habitats and Species Regulations (2019). No survey work has been provided to demonstrate that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2001-2011), Draft Policy DM11 of the Submitted Eastleigh Borough Local Plan (2016-2036).

This most recent scheme has sought to address the above reasons for refusal; this includes no raising on the main ridge height to provide first floor accommodation, the removal of the boundary fence and a preliminary bat assessment has been carried out. The revised scheme will be detailed in the assessment below.

Design and Layout

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulate 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 design of the single storey front extension, porch, alterations to the fenestration and new dropped kerb is suited to the host dwelling in terms of its form, scale and appearance. This revised scheme does not alter the roof height or form nor would it include any additional roof alterations as previously proposed. While it is acknowledged the proposed front extension would alter the appearance of the host dwelling, it is noted the surrounding properties have projecting garages and porches to their front elevations, particularly along this section of Pine Crescent. Additionally, the dwellings located west of the application site are all positioned slightly forwards of one another, the proposed extension would not disrupt this general pattern of development and the host dwelling would continue to be set back from the adjoining neighbour, no. 28 with the development in place and as such, the proposed extension would fit comfortably within the mixed street scene.

The previous application also proposed the introduction of a variance of materials comprising; white render, grey fenestration, slate roof tiles and larch/cedar cladding. It was noted in the previous scheme's report that the white render and grey fenestration would not be detrimentally harmful. However, the proposed cladding is a material not commonly found within Pine Crescent and its use was considered to exacerbate the unacceptable scale and massing of the previous proposals.

While this scheme proposes the same cladding, the expanse of cladding has been reduced significantly and would be found on the single storey extension and porch only, the remaining elevations would be white rendered. It is acknowledged the introduction of these new materials would create a contemporary design; however, it is not considered that the use of these materials combined would not result in adverse harm to the street scene and the host dwelling. To ensure high quality cladding and slate roof tiles would be used, a condition will be applied whereby the LPA will approve any proposed materials.

To conclude, the proposals in this scheme and subsequent amendments are considered to be acceptable in terms of design and in accordance with the abovementioned policies.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Council 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.

As well as design concerns, the previous scheme was refused as the proposal would create a form of enclosure as well as an unacceptable and overbearing impact upon the amenities of the occupiers of no.2 Pine Crescent (north) and no. 28 Pine Crescent (west).

This amended scheme, as noted, does not involve any change in roof height and as a result of the siting of the proposed development to the south, the neighbour to the north no.2 would not experience an unacceptable impact in terms of enclosure or an overbearing impact.

The neighbour to the west, no. 28 has 3no. side facing windows that would face the application site. These windows serve a hallway to the first floor and a garage and W.C to the ground floor. It is acknowledged the proposed front extension would alter the outlook and light to a varying degree with regards to these windows, however as these windows serve non-habitable rooms and as the roof height would remain the same, it is considered the proposal would not result in any unacceptable loss of outlook or light to this neighbour and accords with the guidance set out in the 'Quality Places' SPD.

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 provision and new habitats and features compatible with the native biodiversity characteristics of the Borough.

The Council's Tree Officer has advised that there are no significant trees within influencing distance of the proposed development. Therefore, no arboricultural objection was raised.

A preliminary roost assessment report was submitted with this application and Ecology were consulted upon. The Ecologist has raised no objection to the proposals and the recommendations set out in the report provided will be advised to the application by way of informative.

Highway Safety 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 Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The proposal would not result in any additional bedrooms and the property would remain a 3no. bed dwellinghouse, whereby the SPD requires the provision of 2no. off-street parking

spaces. The application would alter the existing parking arrangements by demolishing the existing garage, installing a new dropped kerb and driveway to the frontage of the site which would provide the required off-street parking. Hampshire County Council Highways have raised no objections to the proposals, subject to the necessary conditions being imposed, as laid out above.

Other Matters

It should be noted that while the boundary fence has been omitted from this application, the applicant has been advised on more suitable boundary treatments which could be carried out under their permitted development rights and may not require formal planning permission.

Subsequent to any planning approval that may be granted by EBC as the Local Planning Authority, a secondary permission will be required from HCC to undertake the works.

There will be no adverse impact upon trees or other natural features worthy of retention and 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 ☐