

## DELEGATED OFFICER REPORT

**Application Ref:** H/23/94887

**Site Address:** 2 CHARNWOOD GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 5QR

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** First floor extension, new porch, & garage conversion with new flat roof and 4no. new windows. Replace existing tile hanging with timber cladding. New window to front elevation. Raised driveway with extended dropped kerb, new pedestrian access & landscaping. New Bi-fold & French doors to rear elevation with extended canopy and decking area (Amended H/22/94081)

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| <b>Particular Site Constraints?</b>                                                                                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• Within Established Residential Area</li> <li>• Within Built-up Area Boundary</li> <li>• Tree Preservation Order(s)</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                 | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>• H/22/94081 - Garage conversion, new porch at front, first floor front extension, alteration to fenestration, raised driveway with extended dropped kerb, new pedestrian access and landscaping - Withdrawn By Applicant - 12/01/2023</li> </ul> |                                                |                                    |

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| <b>Publicity:</b>       | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| <b>Representations:</b> | 3 Charnwood Gardens – Objection – Summarised <ul style="list-style-type: none"> <li>• Loss of light</li> <li>• The impact the significant amount of building work envisaged by the application will have on Charnwood Gardens</li> </ul>                                                                                                                                                                                                                                                                                                              |                                             |                                           |
| <b>Parish Council:</b>  | Chanders For parish council planning committee have a few concerns regarding this application. <ol style="list-style-type: none"> <li>1. The proposed first floor extension will dramatically alter the street scene, is out of keeping with the other houses on the street and will obstruct views from adjacent houses</li> <li>2. Overdevelopment</li> <li>3. The elevation of the driveway could cause run-off issues during heavy rainfall</li> <li>4. The proposed wood cladding would be out of keeping with the rest of the street</li> </ol> |                                             |                                           |
| <b>Tree Consultant:</b> | No arboricultural objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |                                           |
| <b>Ecologist:</b>       | The recommendations in the 2022 report are sound and should be implemented. This includes the bat mitigation method statement as outlined, a wildlife sensitive lighting scheme, removal or fencing of the non-native invasive plant wall cotoneaster so it cannot be spread into the wild, and protection for any nesting birds that might be using the hedge on the eastern boundary.<br><br>The biodiversity enhancements recommended in the report are appropriate and can be conditioned. The enhancements in appendix                           |                                             |                                           |

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|               | <p>D are optional but could be added in addition.</p> <p>A surface water drainage plan will also be required. This can be conditioned.</p> <p>Conditions will be imposed.</p> |
| HCC Highways: | No objection to the proposals from a highways perspective, subject to the condition outlined below being applied                                                              |

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|-----------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                      | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 10 <sup>th</sup> November 2022 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>National Planning Policy Framework</b></p> <p><b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b></p> <p>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.</p> <p><b>Supplementary Planning Documents:</b></p> <p>Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>The application site contains a two-storey, three-bedroom, detached dwelling, which is set back from the road, with a flat roof attached garage and driveway at the front. The application property sits on a sloped site, where the land falls away steeply to the North of the property, from front to back. There is also a slight slope across the front of the house from West to East. The surrounding area is residential in nature, and Charnwood Gardens is a small close with houses on one side of the road. This application is an amended version of a previously withdrawn application (H/22/94081) which was deemed to have a design and scale that would be unacceptable, resulting in a development that is overly dominant and creating an adverse impact on the street scene. In response to the original application, which was subsequently withdrawn, this revised application has reduced the depth of the first-floor front extension. The current application also includes the garage conversion, the erection of a front porch, the replacement of external finishes and the works on driveway and rear elevation with extended canopy and decking area. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:</p> <p><b><u>Principle</u></b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b><u>Character and Design</u></b></p> <ul style="list-style-type: none"> <li>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</li> </ul> |

terms of mass, scale, layout density, design, and siting.

- It is proposed to add a first-floor front extension over the existing garage, forming an additional bedroom. It would feature a pitched roof, in line with current pitch of the dwelling. Initial concern was the first-floor front element would be over dominant, thereby disrupt the general rhythm of this small close. However, it is noted that some properties along Charnwood Gardens also have front gable elements. In view of this and given the overall ridge height and separation from adjoining properties would remain as existing, the proposed development would not appear incompatible or out of keeping with the host property or the street scene. Also, the proposal would retain a large proportion of single storey at the front which helps to mitigate the potentially harmful impact of visual dominance.
- The flat roof garage forms part of the character of Charnwood Gardens, and even it is proposed to be converted and re-roofed, it would still be covered by a flat roof. As such, the property would be visually in keeping with its current characteristics.
- The existing hanging tiles are proposed to be replaced with timber cladding. Whilst the properties within this small close have a general consistency in terms of design and external finishes, there is no overriding distinctive character which any new development should be required to follow. Further, the application site is not within a conservation area or special character area. As such, it is not considered there would be any valid grounds to refuse the application purely on its differing external materials. However, a condition would be imposed to control the precise details and colour of the timber cladding.
- A significant element of the proposal is the raised driveway with extended dropped kerb and a new pedestrian access at the front. The new driveway would be levelled up to the street level and provide 4 parking spaces. There would also be steps down from the parking area to the lower level in front of the house, and a ramp from the street level down. Some landscaping and planting are proposed to uplift the overall appearance of the frontage as well. It is considered that all the elements combined would provide an attractive frontage. The new driveway would have a limited impact on the character of the street scene.
- The principle of built form to the rear of the property has been established by the existing canopy and decking area, and therefore the proposed Bi-fold and French doors with extended canopy and decking area are considered a minor alteration to the rear. Also, they cannot be seen from public vantage points which would raise no issue to 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.
- With respect to the potential impact on neighbouring amenity, the neighbouring property most impacted by the first-floor front extension is 3 Charnwood Gardens. It is considered that there would be a small loss of outlook for the occupiers of 3 Charnwood Gardens. However, given the separation distance and the gradient of the land (the application site sets at a lower ground level than No. 3) between both properties, the proposal would not affect the outlook significantly in planning term to warrant a refusal of the application. In addition to this, all the properties along Charnwood Gardens are south facing and therefore every property is able to access to a good degree of direct sunlight. The light impacts during the morning and early afternoon are not considered to be unacceptable.

- Whilst it is noted that the proposed first-floor front extension would increase the actual and perceived mass and bulk of the host dwelling, it is not considered to adversely impact upon the 'openness' of neighbouring properties external amenity areas.
- The proposed rear works are unlikely to impact on the amenities of neighbouring properties due to their scale and position. There is no considered impact on rear neighbours as well because the back of the application site is dense woodland.
- The new first-floor side facing window would be obscure glazed and top hung, as such there are no new overlooking opportunities to the neighbours' private amenity space.

### **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 Bat Survey Report by Hampshire Ecological Services (October 2022) was done for the previous application. It states that the house is a confirmed bat roost, with two bats observed emerging from the house in July, from under the roof tiles on the east side of the roof and from under the barge board on the northern elevation of the house. The building was classified as having an occasional non-breeding day roost for low numbers of common pipistrelle bats. A bat European Protected Species (EPS) licence or Bat Mitigation Class Licence will be required. The hanging tiles on the southern elevation of the house were not proposed to be removed in the earlier application.
- Section 5.7 of the report states that Survey data supporting licence applications must be up to date i.e., have been conducted within the current or most recent optimal survey season (May to September). Therefore, if licensable work is delayed until, during or after the next survey season, updated survey(s) will be required to support an application. Three additional bat activity surveys done this season (May-August 2023) will be required to accompany the bat licence application. The mitigation strategy may need to change depending on the results of these surveys and the additional proposals in this application, however the strategy recommended in the Bat Survey Report (2022) is quite comprehensive and already includes a destructive strip of the hanging tiles and roof to be supervised by a bat licenced ecologist. The consultant ecologist must also review the revised plans; therefore, an updated bat survey report will be required however the updated report and the three additional surveys (done during the same season as the application) required to inform the bat licence application can be conditioned in this case. The licence can only be applied for after planning permission has been granted. The recommendations in the 2022 report are sound and should be implemented. This includes the bat mitigation method statement as outlined, a wildlife sensitive lighting scheme, removal or fencing of the non-native invasive plant wall cotoneaster so it cannot be spread into the wild, and protection for any nesting birds that might be using the hedge on the eastern boundary. The biodiversity enhancements recommended in the report are appropriate and can be conditioned. The enhancements in appendix D are optional but could be added in addition. A surface water drainage plan will also be required. This can be conditioned.

### **Trees and landscaping**

- Despite a TPO, there are no significant trees on site that will be influenced by the proposals. Therefore, the Council's Tree Consultant raised no arboricultural objection.

### **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.
- HCC Highways has been consulted as part of this planning application, it has been advised that access from the highway is to be widened to approximately 10.0m (the maximum drop kerb length normally permitted), and this is acceptable and will provide access to the proposed (levelled) four vehicle parking spaces. However, the developers should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission from HCC as Local Highway Authority will be required to undertake the proposed drop kerb widening works.
- A condition will be imposed to provide satisfactory access and in the interests of highway safety.

### **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 considered to be in keeping with the host dwelling and surrounds and would not affect the neighbours to such an extent to warrant a refusal. Therefore, the recommendation is to permit.
- However, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐

Comments