

DELEGATED OFFICER REPORT

Application Ref: H/23/94619

Site Address: 11 HOCOMBE DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 5QE

Case Officer: Claire Campbell-Best

Description: Garage conversion, first floor rear extension over the existing ground extension and alteration to fenestrations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Orders (237-E and 58-H) HCC Archaeological Alert – Yellow Buffer Adjacent to a Site of Importance for Nature Conservation and Designated Countryside		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/89935	Two storey rear extension and partial garage conversion	Permit – 12/05/2021 Part implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection from 13 Hocombe Drive (summarised):</u> - Extension would encroach over boundary - Applicants have not carried out a Party Wall Agreement as advised in the informative section of approved planning permission H/21/89935 - Plans are inaccurate – do not show garage wall to no. 13 - Building work has already begun		
Chandlers Ford Parish Council:	No comments received		
Trees:	No objection		
Ecology:	There are numerous records of bats in the immediate vicinity of this property and there are hanging tiles on the front elevation. The proposed works will not impact the front elevation so a bat survey will not be required. Please could you add the following informative 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 called. 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 Biodiversity enhancements will be required. A bat box and a swift brick may be appropriate for this building, but the bat box must not be located above the lantern window in the roof below.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2023		

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; Character Area Appraisals.

Assessment:

Site and Proposal

The application site contains a two storey link detached property with attached side garage located on the eastern side of Hocombe Drive. The property is set back from the road by a front garden and hardstanding driveway which leads up to the garage. To the rear, there is private amenity space enclosed by boundary fencing and the garage wall to no. 13. The surrounding area is residential in nature and is made up of similarly designed linked detached dwellings with side garages.

This application seeks approval for a first floor rear extension which would be sited over an existing ground floor rear extension, a garage conversion and alterations to the existing fenestration. Amended plans were received 15 May 2023 which show the proposed first floor extension would sit flush with the existing ground extension, this would include the eaves and the removal of guttering to the southern roof slope, showing there would be no encroachment over no. 13's boundary. The amended plans also show the cladding to the proposed garage conversion changed from grey to cream, the render to the ground floor principal elevation changed to the same cream cladding and alterations to the existing fenestration.

Previous approved planning application H/21/89935

Planning consent was granted for a two storey rear extension and partial garage conversion in 2021. This planning permission is still live and works have partly been implemented. The expiry date is for this application is 12/05/2024.

Due to a change in the applicant's circumstances, this application is a revised scheme of H/21/89935 which would result in less built form.

The changes to this application would be:

- A first floor rear extension over the existing ground extension to the rear. This would result in a two storey rear extension when viewed from the rear but it would not span the width of the host dwelling as permitted with the previous scheme
- A full garage conversion – the garage door would be removed and replaced with a door and window as well as a glass lantern and rooflight. The garage conversion would also be finished in horizontal cream coloured cladding to the front, side and rear elevations.
- Alterations to the existing elevations and fenestration include: the removal of a ground floor port hole window and the replacement of the ground floor render to cream cladding to match the garage conversion, the first floor bathroom window to the rear elevation replaced with a smaller window and the removal of 2no. first floor side landing windows to the north elevation, which would be replaced with a larger window in the same location.

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.

As noted, the site has approved planning consent for a similar scheme which has yet to expire. This is a material consideration upon the assessment of this application.

Design and Layout

- The design of the first floor extension, garage conversion and elevational alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The majority of the development would be sited to the rear of the property and not visible within the public realm. While the garage conversion would be visible from the street scene, it is considered to have minimal impact and not adversely harmful to the wider surrounding area.
- As noted, the first floor rear extension would result in less built form than the previous scheme, reducing the bulk and mass to the rear of the property. The proposed extension would also be finished in materials that would match the host dwelling, ensuring this element would remain respectful to the character of the property.
- The introduction of cream render would be a new material to the host dwelling, however, white cladding is seen throughout Hocombe Drive and it is considered the proposed cladding would blend in comfortably within the street scene.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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.
- The proposed first floor extension would have 1no. rear facing window which would look mainly into the rear garden of the application site. There is always an expected level of overlooking into adjacent neighbouring gardens as this is unavoidable, however the level of overlooking is not considered to be more obtrusive than it is as existing.
- There is no immediate rear neighbour that will be impacted by this development due to the position and orientation of Langford House to the rear. However, Langford House is still positioned approx. 30m from the application site. The 'Quality Places' SPD guidance states there should be a minimum of 22m. As such, the resultant separation distance is more than reasonable.
- The replacement of the 2no. landing windows with 1no. slightly larger window in the same location is acceptable with regards to neighbouring amenity as the windows would face the side elevation of no. 9 Hocombe Drive where there are no windows. As such, there are no privacy or overlooking concerns.

Highway Safety and Parking

- The proposal does not result in any additional bedrooms and the property will remain a 4no. bed dwellinghouse which requires 3no. off-street parking spaces.
- The garage conversion would not reduce the site's capacity for parking as this garage measures approx. 3m by 4.4m which does not meet the Residential Parking Standards SPD, whereby garages should measure 6m x 3m internally.
- Therefore, due to the size of the garage, the current parking arrangements are provided by the existing driveway. As the number of off-street parking spaces would not change with the development in place, the parking standards would be maintained and are acceptable with regarding to highway and parking matters.

Other Material Considerations

- Hampshire Archaeology were consulted upon in the previous scheme and raised no objection owed to the limited scale of the proposal. As this current scheme is even smaller in scale, Hampshire Archaeology were not consulted upon.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☐