

DELEGATED OFFICER REPORT

Application Ref: H/23/94941

Site Address: 4 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to the extant scheme (H/21/92064: Demolishing the existing single storey side garage and conservatory for a proposed two storey side extensions) with the rear portion of the side extension to be extended by an additional 1m.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/32879/000/00 - TWO STOREY SIDE EXTENSION AND VERANDAH AT REAR - Permit - 08/04/1993 • H/21/92064 - Demolishing the existing single storey side garage and conservatory for a proposed two storey side extension. - Permit - 12/05/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	The building was assessed as having low bat roost suitability and one emergence survey was done on 4 May 2022. No bats emerged from the building. Biodiversity enhancement can be conditioned.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 27 th April 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 (Chandler's Ford and Hiltingbury Character Areas - Velmore Road/Castle Lane)

Assessment:

The application site comprises a two-storey semi-detached dwellinghouse located to the south of Castle Lane. The property itself is set back within the site, allowing for a driveway and off-street parking provisions to the frontage. The property is finished in red facing brick work, tile hanging (between the bay windows), white upvc fenestration and a tiled roof. The site is bound by a combination of vegetation and fencing. The wider surroundings are predominantly characterised by residential dwellinghouses, however there is a slight variance in terms of size and scale. It is also noted that some of these properties have been extended and altered. The application proposes the demolition of the existing single storey side garage and conservatory and the construction of a proposed two-storey side extension. The proposed scheme in this application is substantially similar to the previously approved scheme (H/21/92064) with the only difference being the rear portion of the two-storey side extension is proposed to be extended by an additional 1m. Although the existing approval is as yet unimplemented, the permission has not expired nor has the context of the site materially changed. For these reasons, the principle of works (and majorities of the details) is considered to have been established and assessed under application H/21/92064. Therefore, this assessment will focus if the additional 1m will impact on neighbour amenity.

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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Velmore Road/Castle Lane). This is an area of detached and semi-detached dwellings in relatively large plots. They were built in the 1930's. There are a number of trees in the locality which add to the quality of the local environment.

Development proposals should ensure that:

- i) the character of the street-scene is retained
- ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- iii) the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene
- iv) backland development is not implemented, in order that the character of the area is retained

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.
- Whilst it is noted that the proposed extension is of a large size, it is considered to be appropriate when read within the context of the host dwelling and wider surroundings, also incorporating matching materials.
- From a site visit, it was also noted that several properties had been altered/extended with two-storey extensions therefore the proposal is not considered to be out of context when viewed within these surroundings. Further, the additional depth of 1m that the current proposal seeks to provide does not result in an unacceptable level of bulk. It is considered a minor adjustment which cannot be seen from the street scene.
- Whilst it is acknowledged that the proposal would slightly off-balance the pair of existing semi-detached properties, this is not uncommon within the vicinity, and would therefore not have an adverse impact upon the street scene. Overall and to conclude, the proposals are considered to be in accordance with the abovementioned policy and would therefore be considered acceptable.

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.
- Due to the location of the proposed extension to the eastern elevation, the attached neighbour (6 Castle Lane) to the west is unlikely to be impacted upon. The neighbour to the east (2 Castle Lane) is located fairly tight to the shared boundary who is then the most impacted neighbour. Whilst the proposed two-storey side extension would extend towards this shared eastern boundary, this would retain a separation distance of approximately 2m. The additional depth of 1m at the rear portion of the two-storey side extension would not change this relationship and would not lead to any significant harm to the living conditions of this neighbouring property. It should also be noted that no objections have been received from any neighbours during the consultation period.

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.
- A Bat and Bird Scoping Survey by Crossman Associates was submitted for application H/21/92064. The building was assessed as having low bat roost suitability and one emergence survey was done on 4 May 2022. No bats emerged from the building. The scoping report v1 was done in April and updated after the survey in May 2022). Although the proposals have changed, the entire building was assessed at that time. The survey results are considered valid unless site

conditions have changed since the survey. The ecology advice for that application is still relevant for this one. The recommendation in the of house sparrow nest boxes for biodiversity enhancement is appropriate. The recommended built-in nest boxes such as swift bricks are maintenance free and cannot fall off. House sparrows will use swift bricks if swifts are not present. Due to the presence of several bat roosts in very close proximity to the site a built-in bat brick may also be recommended as an enhancement. Enhancing the garden with flowering plants to attract pollinators and night scented plants to attract moths is also recommended.

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.
- The additional 1m would only enlarge the ground floor lounge and first-floor bedroom so no additional parking space is required. Furthermore, the property benefits from a driveway to the frontage and side thus being able to provide the necessary parking provisions.

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 proposed additional depth of 1m at the rear portion of the two-storey side extension is considered to be minor amendment to the approved scheme, which is not considered to create a detriment to neighbouring properties. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments