

DELEGATED OFFICER REPORT

Application Ref: H/23/94664**Site Address:** 116 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HY**Case Officer:** Claire Campbell-Best**Description:** First floor side extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area HRA Screening Criteria: River, SAC, SPA and Ramsar Tree Preservation Order (297-E) Southern Water Sewer 2m Buffer- Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/16/79502	Construction of detached carport to front	Permit -
F/10/66864	Single storey side extension with porch and 1no. rear dormer window (amended description)	Permit – 11/06/2010
F/07/61247	Single storey side and rear extension	Permit – 15/11/2007
F/04/51767	Construction of detached double garage	Permit – 05/10/2004

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Updated Ecology Comments received 21/03/2023</u> I have reviewed two additional photos of the smaller dormer and chimney and was able to zoom in to see more detail. There are no visible missing, slipped or broken tiles, there are no signs of staining or any visible openings or crevices which would be potential bat roost features. A preliminary bat roost assessment will not be required. Please could you add the following informative to the decision notice: All bats and their roosts are protected by law in the UK. In the unlikely event of any bats or signs of 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works <u>Comments received 16/03/2023:</u> There are many records of bats of different species very close to this site and there are some areas of the roof particularly in the vicinity of the small dormer and chimney that cannot be seen properly from the site photos. A preliminary bat roost assessment is required. Biodiversity enhancements are required. The bat roost assessment report should include recommendations for appropriate enhancements.		

	A bat brick and a swift brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk/our-work/putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Trees:	No objection
Southern Water Services:	No objection – see online comments

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/02/2023		

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 Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a sizeable detached two storey dwelling with an attached double garage located on the western side of Park Road, set within a generous plot. The property is set well back from the road by a large gravel driveway containing a detached carport. The front boundary is lined with fencing and mature trees/vegetation, to the rear there is a substantial garden enclosed with a combination of fencing, trees and hedging. The surrounding area contains a mix of two storey properties generally of the same size with some bungalows. Many of the homes within the surrounding area have been extended to form larger homes. This application seeks approval for a first floor side extension and would be sited above the existing single storey side extension to the south (permitted under F/07/61247), ending just before the detached garage. This would have a hipped roof with rear and side facing windows. The extension would allow for a new ensuite and dressing room to adjoin the master bedroom and would enlarge an existing bedroom. There would also be an additional first floor side window inserted into the southern elevation which would serve the this bedroom. This would be finished in materials that would match the existing. <u>Principle</u> 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.

Design and Layout

- The design of the first floor extension is suited to the host dwelling in terms of its form, scale and appearance.
- The hipped in roof design would mirror some of the roof features of the host dwelling and would not be unduly prominent or overbearing and respects the character of the property.
- The extension is sited mainly to the rear, while it would be viewable when standing directly in front of the property, due to the extensive front boundary treatment, the development would have a limited impact upon the street scene.
- The development would not be an overdevelopment of the site, while it is acknowledged this is a large dwelling, the plot is substantial and would retain ample amenity space
- The design and layout respects the character and appearance of the locality. From the site visit it was noted many of the properties along this section of Park Road have been altered or extended, therefore the proposal is considered to be in-keeping with the wider surrounding area.

Residential Amenity

- The neighbour most impacted by the proposed development would be the neighbour to the south, no. 114 Park Road. The extension would project approx. 4.0m closer at first floor level, however as the proposal would not result in a change in the current separation distance between the properties. Therefore, it is considered due to the retained separation distance and the existing relationship, the development is not considered to result in an adversely harmful impact upon this neighbour.
- The first floor extension proposes 2no. additional and 1no. side facing window which would face the flank elevation of no. 114 where there are no first floor windows and the ground floor windows are screened by a fence along the common boundary. Therefore, there would be no concerns of overlooking or loss of privacy
- To conclude, 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.

Highways Safety and Parking

- The proposed development would not result in any additional bedrooms and the house would remain a 5no. bedroom dwelling which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the driveway, garage and the detached carport to the front of the site.

Ecology

- Owing to the nature of the development, the Council's Ecologist was consulted upon. Initially they advised that the site was in close proximity to bats and upon inspection of site photographs, a preliminary bat roost assessment was required. The agent provided close up photos of the chimney and side facing dormer for close inspection and The Council's Ecologist was satisfied an assessment wasn't necessary and has recommended guidance on bats to the applicant by way of informative.

Other Material Considerations

- 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 Environment 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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 approval.

Recommendation:

PERMIT ☒

REFUSE ☐