

DELEGATED OFFICER REPORT

Application Ref: H/23/94740

Site Address: 65 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed two storey front extension. Single storey rear and side extensions.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s) • Hiltingbury and Hocombe Park Special Policy Area		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history relating to the site, however it is noted that there has been application for work to TPO's trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment was received after the end of the consultation period, stating that the development will impact the street scene due to the scale and mass of the proposed developments. The representee has also added the following concerns: • Lack of an arboricultural survey • Lack of information about the drive		
Parish Council:	No comments received		
Tree Consultant:	The development must accord with the arboricultural report reference MB230409-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed Arboricultural Method Statement (as per BS5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement must address the heads of term contained within the Impact Assessment and shall be adhered to in full. The approved Method Statement may only be modified subject to written agreement from the Local Planning Authority.		
Ecologist:	Before the commencement of any works on the building, a European protected species mitigation license will be submitted to Natural England by a bat licensed ecological consultant on behalf of the applicant. Full details of the ecological mitigation measures approved		

	in the license method statement will be submitted to and approved in writing by the local authority. The development shall then be undertaken in accordance with the approved details.
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Site Visit:	Yes ☒	No ☐
Details: 4 th April 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 (Chandler's Ford and Hiltingbury Character Areas - Hiltingbury and Hocombe Park Special Policy Area)

Assessment:
The application site contains a 5-bedroom detached two-storey dwellinghouse set in a generous plot. The plot features a sizeable front and rear amenity area and is bound by a mix of boundary features. There is a blanket TPO in the area to protect the surrounding mature trees. The surrounding area is predominantly residential in nature comprising of large, detached dwellings located in spacious plots, with long rear mature amenity space. The application seeks approval to construct a two-storey extension at the front, two single storey side extensions on either side of the property and two single storey extensions at the rear. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • 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 Hiltingbury and Hocombe Park Special Policy Area, which is defined in the Eastleigh Borough Local Plan. It differs from many of the other areas described in this guidance in that it is afforded a degree of statutory protection from inappropriate development. The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive, and which help to meet a demand for such properties. The following local plan policy applies: In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met: i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;

- ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

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.
- The proposed extension to the front of the property is considered to be acceptable in terms of its form, size and scale. Whilst it is acknowledged that the proposed two-storey front extension would result in an increase in the bulk of the frontage to the host property, a large garden and access drive would be maintained at the front of the property. It is therefore not considered to result in an intrusive feature in the street and would not impact on the street scene when viewed from Hocombe Road. The height of the main ridge would also not be increased and therefore the main roof structure would remain largely intact.
- There would be a material change to the scale and design of the host property after adding the two-storey front extension and single storey side extensions. However, given the varied character of Hocombe Road, all the proposed extensions would not appear incompatible or out of keeping with the host property or the street scene. The existing spacious front and rear gardens would be retained as would existing mature landscaping, hedging and trees all of which make a positive contribution to local distinctiveness.
- In relation to the proposed pitched and flat roof rear extensions, they would be tucked away at the rear of the host dwelling and therefore they would not be visible from public vantage points or the street scene.
- It is noted from the application form that the external wall of the application property and the new proposed developments will be painted to light coloured render. The windows and doors are also proposed to be replaced with black UPVC/stained timber. Although these materials and colours are not currently found on the host dwelling, they are commonly found within the vicinity. As such, the introduction of these new materials and colours are not completely alien within the context of the area or discordant with the established materiality of the surroundings.

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.
- While the proposed side extensions would increase the overall width of the dwelling, the plot benefits from being of a generous size and therefore an appropriate gap would be maintained between the host property and the neighbouring properties. The proposals would not lead to any significant harm to the living conditions of the neighbouring occupiers of No. 63 and 67.

- The properties along Hocombe Road are sited to one side with woodland to the other side, and as such no neighbours located on the opposite side of the application site. The proposed two-storey front extension would not result in any loss of privacy or concern of overlooking.

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 Council's Ecologist has been consulted as part of this planning application, and she has reviewed the Preliminary Bat Roost Assessment and Bat Surveys reports by Middlemarch Environmental Ltd. (September 2022).
- According to the survey reports, 20-30 bat droppings (possibly from brown long-eared bats) were found in the loft and there was a high level of activity at times close to emergence and re-entry times for roosting bats. Three surveys were undertaken in August and September 2022, which was quite late in the season. Common pipistrelle, soprano pipistrelle, serotine, noctule and Myotis sp. bats were observed commuting and foraging around the building. The report suggests that the building may be a day roost for a low number of brown long-eared bats. There are confirmed common and soprano pipistrelle roosts and a brown long-eared roost in a neighbouring building very close to this one.
- A licence from Natural England will be required before any work can be done in or on this building. The license application can only be submitted once planning permission has been granted. The results of three further bat activity surveys will be required within the same peak bat activity season (May through August) as the license application, to accompany the license application. DNA analysis of the bat droppings is also usually required. Mitigation will be determined by the license method statement. If brown long-eared bats are using the building, as implied by the reports, then a dedicated area of the loft space for them to use will be required as part of this mitigation.
- The biodiversity enhancements of additional bat boxes and night scented flowering plants and the bat-sensitive lighting guidance recommended in the report are appropriate and can be conditioned.

Trees and landscaping

- The site contains a number of significant trees and, potentially more importantly, so does the neighbouring property (no.63). These trees are subject to Tree Preservation Orders. As such, the Council's Tree Consultant raised a holding objection on 22/03/2023 and requested an Arboricultural Impact Assessment to be submitted as per British Standard 5837:2012 and our Trees and Development SPD
- The requested Arboricultural Impact Assessment has been submitted on 26/04/2023, which the Council's Tree Consultant has reviewed and agreed to remove the holding objection. However, two conditions will be imposed to retain and protect the existing trees which form an important part of the amenity of the locality.

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.
- It is considered that ample parking is provided by the driveway and as such the available parking would exceed the Council's current standard for a dwelling of this size. This scheme would not have a detrimental effect to 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 application property will be substantially extended by the proposed developments and the introduction of the new materials will alter its appearance. Taking into account the surrounding context, the proposals are considered acceptable, with no detrimental impact to any neighbours. The application can be recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments