

DELEGATED OFFICER REPORT

Application Ref: H/23/94732

Site Address: 3 LAURISTON DRIVE, CHANDLER'S FORD, EASTLEIGH, SO53 1PW

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed first floor front dormer, enlargement of the existing first floor rear dormer, infill extension to the rear on the ground floor and alteration to fenestration (AMENDED DESCRIPTION)

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

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

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	Do not see any potential bat roost features.		
Tree Consultant:	No arboricultural objection		

Site Visit:	Yes ☒	No ☐
Details: 24 th March 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 - North Miller's Dale)

Assessment:
The application site contains a two-storey, 5-bedroom, detached dwelling located at a small cul-de-sac offset from Lauriston Drive. The property forms part of a 1980s residential estate development. The surrounding area is residential in nature, including some elements of design and layout which provide it with an urban village character. The Pub, community hall, open spaces and the network of footpaths also provide the area with a sense of place, similar to a small hamlet. The application originally proposed a full gable front extension at the first-floor level which was deemed to be too large and would appear incompatible with the surrounding context. Following discussion with the applicant, it was

agreed to replace this proposed front element with a smaller pitched dormer. Amended plans were received on 02/06/2023, it was noted from the plans that the size of the proposed rear dormer has been slightly increased, but this is considered to be a minor amendment that would not affect neighbouring amenity and therefore did not reconsult any neighbours. The revised proposal is now considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 (North Miller's Dale) which provides the following guidance on developments and that they should ensure that:
 - i) the open areas, greens and network of footways are retained
 - ii) the open plan character of the locality is retained
 - iii) the quality of the design, layout and materials used in any new buildings or extensions reflect the character of, and are in proportion to, the existing development

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.
- While there is currently some trees and hedges along North Millers Dale, they are not high enough to hide the properties within Lauriston Drive. Together with the application property is fronting the main road, any new developments at the front elevation would be clearly visible from public vantage points. As such, it is considered that only modest extensions which are keeping with the character of the surrounding area will be allowed in this location. The revised design approach would result in an increase in the bulk of the frontage to the host property, however the height of the main ridge would not be increased and the catslide roof structure would remain largely intact. In view of this and combined with the proposed materials and window detailing, it is considered that the proposed front dormer window would not appear incompatible with the street scene.
- The proposed flat roofed first-floor rear dormer would be constructed from matching colour materials and tucked away at the rear of the host dwelling where it would not be visible from public vantage points or the street scene. As such, this element of the proposal is considered to be 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.
- The proposed front dormer window would only look out onto the areas which already open to public view and have a low level of privacy, such as the public pedestrian footway and the main road. The proposal is therefore unlikely to

generate concerns relating to overlooking or loss of privacy.

- The new rear dormer window would be lower than the existing dormer while its size is more considerable. However, it is not considered that it would cause excessive shadowing or loss of day light, especially there is sufficient separation distance between the adjoining neighbours.

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.
- There are numerous records of bats and hedgehogs in this area, and a woodland behind the house, and the proposals require works to the roof and windows. Therefore, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, it is confirmed that there are no potential bat roost features.

Trees and landscaping

- There are mature trees to the rear of the property, although these are beyond the fence line. Ultimately, due to the nature of the proposal and the natural protection afforded the trees from the fence, the TPO trees will not be impacted by the proposals. Therefore, the Council's Tree Consultant raised no arboricultural objection to the proposed development.

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 proposal would result in associated internal layout alterations. It is noted from the floor plan that the application property will decrease from a five to a four-bedroom property. As such, no additional parking spaces is required.

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
- This revised proposal is now considered to fit in well with the street scene and would not lead to any significant harm to any neighbours. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments