

CFH – Chandlers Ford and Hilingbury Local Area Committee – Wednesday
14 June 2023

Application Number: H/23/95086
Case Officer: Claire Campbell-Best
Received Date: Thursday 20 April 2023
Site Address: 39 HIGHFIELD ROAD, CHANDLERS FORD, SO53 2JW
Applicant: Mr and Mrs Osmond
Proposal: Erection of first floor side extension

Recommendation: **PERMIT subject to conditions**

CONDITIONS AND REASONS:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:

Existing Location and Site Plan	KA/2022/J28.01
Existing Floor Plans	KA/2022/J28.02
Existing Elevation Plans	KA/2022/J28.03
Proposed Site Layout & Section Plan	KA/2022/J28.04 Rev 4
Proposed Floor and Roof Plans	KA/2022/J28.05
Proposed Elevation Plans	KA/2022/J28.06
Street Scene Plan	KA/2022/J28.07

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

- 3 Prior to the installation of the zinc cladding, full details of the type, colour and texture shall be submitted and approved by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The brickwork shall match as closely as possible in type, colour and texture, those used on the existing building.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The first floor window on the eastern elevation serving the ensuite [as marked on the approved plan KA/2022/J28.06] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed, the window shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 The development hereby permitted shall not be brought into use until a minimum of 3no. car parking spaces have been provided within the curtilage of the site. The parking spaces shall thereafter be maintained and kept available for vehicle parking.

Reason: To ensure the adequate provision of on-site parking in the interest of highway safety, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: 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>

Note to Applicant: Biodiversity enhancements have been recommended:

A bat brick and/or a swift brick may be appropriate biodiversity enhancements for this building. Built-in bricks or boxes are preferable to externally mounted boxes because they do not need maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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.

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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so

as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the applicant (Mr Osmond) is a member of staff at Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The application site contains a two storey semi-detached dwelling with a single storey rear extension that is located on the south western side of Highfield Road and towards the end of a cul-de-sac. To the north east of the site there is a green, public open space with 2no. pedestrian footpaths that lead to Cumberland Avenue.
3. The property is set back from the road by a front garden and a hardstanding driveway. The driveway extends to the side of the house and leads to a detached garage located in the rear garden. The property itself has a pitched roof and is finished in a combination of red tile hanging, white render and composite panels to the front and rear elevations and red brick to the side elevation.
4. The surrounding area comprises of similarly designed pairs of semi-detached properties with garages. Numerous nearby properties have been extended to the side and rear and there is one example of a first floor side extension (no. 25) within the street scene. Some of the properties within the surrounding area have had their principal elevations altered, whereby the original tile hanging and composite panels have been replaced with grey cladding. As a result, there are differing shades of grey present within the locality.

Description of Application

5. This application proposes the erection of a first floor side extension supported by 4no. brick pillars which would be located on the eastern elevation of the host dwelling. This would have a pitched roof and would be set down from the main ridge of the host dwelling and set back from the principal elevation. The proposed extension would be set in by 0.18m from the common boundary shared with nos. 34 and 36 Cumberland Avenue and would measure approximately 2.40m in width, 8.40m in depth and would have an overall height of 7.05m.
6. The extension would be finished in materials that both compliment and contrast with the host dwelling. The proposed flank eastern elevation and pillars would comprise of red brick to match the existing property. The front and rear elevations and the roof would comprise of vertical

mid-grey zinc cladding. The proposed windows would match the colour of the zinc cladding.

7. Due to the materials proposed, the structure would be more lightweight and would allow for thinner external walls when compared to more traditional materials. As a result, the extension would have more internal space to allow for an enlarged bedroom with ensuite and an additional fourth bedroom.

Relevant Planning History

8. No planning history

Representations Received

9. No comments received

Consultation Responses

10. Chandlers Ford Parish Council:

There are no other side extensions apparent in the street; although it is at the end of the street. This may set a precedent for further extensions in the street. Although the application says parking is not affected, in fact access to the garage will be further restricted (narrowed), making it more difficult to park a standard car.

11. EBC Ecologist:

Original comments received 22/05/2023 (Summarised):

There are records of bats nearby. The hanging tiles on the front of the house and white fascia boards on the gable end of the house and the garage may provide gaps for crevice-dwelling bats. Please could you provide close up photos of the hanging tiles, the fascia boards and inside of the loft. Standing next to the house and looking up will give a good indication of whether there are any gaps or crevices that could allow bats to roost.

A bat brick and/or a swift brick may be appropriate biodiversity enhancements for this building. Built-in bricks or boxes are preferable to externally mounted boxes because they do not need maintenance and cannot fall off

Comments received on requested photos received 25/05/2023:

I have reviewed the additional photos and do not see any obvious potential bat roost features.

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>

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area

Development Plan Local Plan Policies

Eastleigh Borough Council Local Plan 2016-2036

The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management Policies

- DM1 (General criteria for new development);
- DM2 (Environmentally Sustainable Development);
- DM11 (Nature Conservation);
- DM14 (Car Parking);

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

12. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

National Planning Practice Guidance

13. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Policy and Principle

14. The proposal to extend the dwelling is acceptable in principle in accordance with Policies S1 and DM1 of the Local Plan. The main considerations relate to design and appearance and impact on residential amenity, as addressed within this report.

Layout, design and impact upon the character of the area

15. 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.
16. The proposed first floor side extension is suited to the host dwelling in terms of its built form and scale. Some of the properties within Highfield Road have been extended to the side, including at first floor level. Therefore, an extension of this nature with the proposed scale, mass and siting would be in keeping within the local vicinity.
17. It is acknowledged that the appearance of the proposal would have contrasting elements when compared to both the host dwelling and the surrounding area due to the new proposed materials of vertical grey zinc cladding. However, the front elevation would be set slightly back from the principal elevation and the roof would be set down from the main ridge, which would provide a sense of subservience and ensure that the extension would not be overly dominant or overbearing to both the host dwelling and the street scene. The proposed flank eastern elevation would comprise of red brick which is currently seen on the property and throughout the area, providing a balance to the proposal, with a traditional form and a modern appearance.
18. It is also noted there are other examples of grey materials within the local area. Numerous properties, including the dwellinghouses opposite the application site, have replaced the original front elevational tile hanging with horizontal grey composite cladding, ranging from light to dark grey. The zinc mid-grey cladding proposed would have a matt appearance and it is considered that it would not stand out in the street scene with the colours already present to nearby properties.
19. Additionally, the application site is located towards the end of a cul-de-sac and set back from the nearest semi-detached pair (nos. 33

and 35) and is not in a prominent location where wider views can be obtained.

20. The comments from Chandlers Ford Parish Council are noted, particularly with the proposed development creating a precedent for the street. However, every planning application is assessed on its own merit and considerations on a case-by-case basis. In this instance, given that there is a first floor extension in the surrounding area, the extension being subservient in nature and that the proposed colours would match the palette seen within the street scene, it is concluded that the development would not cause significant material harm.
21. To ensure the proposed cladding is of high quality and of an appropriate colour which would compliment the street scene, a condition will be applied whereby the LPA would approve the type, colour and texture of the cladding.
22. To conclude, the proposal is considered to be acceptable in terms of design and in accordance with national and local planning policies.

Residential Amenity

23. Policy DM1 of the Eastleigh Borough Council Local Plan (2016-2023) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
24. The neighbours most impacted by the proposal would be the neighbours to the east, nos. 34 and 36 Cumberland Avenue. These properties are oriented so that their gardens face the east elevation of the application site.
25. As a result of the proposals, the extension would project 2.40m closer to these neighbours and it is acknowledged the outlook and light would be altered to a varying degree. The proposed site layout plan submitted with this application has applied the daylight test in relation to the extension and the neighbours to the east and it has been concluded from this test that the proposal would not impede the 25 degree angle as recommended in the "Quality Places" SPD. As such, the neighbours would still receive a good amount of daylight and would not experience an unacceptable loss of light or outlook with the development in place.
26. The proposed extension would have 1no. side facing window that would face the gardens of nos. 34 and 36 Cumberland Avenue. However, the plans indicate this would be an obscured, high level window above head height, which would serve the proposed ensuite. As such, this window would not generate any overlooking or privacy concerns with regards to nearby neighbouring amenity.

27. As the proposal relates only to the east side of the property, the amenities of the adjoining neighbours to the west would not be impacted by the extension.

Access, Parking and Transport Matters:

28. The proposals include an additional bedroom, resulting in a 4-bedroom dwellinghouse which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.
29. It is noted the proposed extension would restrict vehicular access to the existing garage to the rear, however, the site layout plan indicates that the 3no. required off-street parking spaces can be accommodated within the site's curtilage. In order to ensure this parking arrangement remains in place, a condition will be applied to maintain parking standards and highway safety.

Ecology

30. Due to the type of development, Ecology were consulted upon and the Council's Ecologist requested site photos. These photos were provided and the Ecologist confirmed the property had no obvious bat roost features and recommended an informative in relation to finding bats and biodiversity enhancements.

Sustainability Measures and Climate Change:

31. 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.
32. 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.

33. 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:

34. 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.

35. 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

36. In conclusion, the proposed first floor side extension is considered to be acceptable in terms design, scale and location. It would also not have an unacceptable impact upon the amenity of the neighbouring residents, or impact on protected species and adequate parking would be retained. The new materials proposed would create a contemporary appearance which is not considered to result in adverse harm to the street scene.

37. The proposal is considered to accord with the relevant policies of the Eastleigh Borough Local Plan (2016-2036), and to guidance contained in the Councils adopted SPDs and to the National Planning Policy Framework 2021.

H/23/95086



© Crown copyright and database rights 2023 Ordnance Survey (LA100019622)



Address: 39 HIGHFIELD ROAD, CHANDLER'S FORD
EASTLEIGH, SO53 2JW

Date: 31/05/2023

Scale: 1:1250