

Application Number: H/22/94064
Case Officer: Claire Campbell-Best
Received Date: 26 October 2022
Site Address: 33 Pantheon Road, Chandlers Ford, SO53 2PD
Applicant: Mr and Mrs Banks
Proposal: Demolition of the existing conservatory and garage. Two storey side and rear extension and part single storey and loft conversion (Amended description and plans)

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 Plan	P220-01
Existing Block Plan	P220-10
Existing Floor Plans	P220-11
Existing Elevations Plan	P220-12
Proposed Site Plan	P220-20 Rev B
Proposed Floor Plan	P220-21 Rev C
Proposed Elevations	P220-22 Rev B
Proposed Section Plan	P220-23 Rev B

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture with those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 4.4 of the

4Woods – Full Bat Survey – May 2023. This will include the installation of a swift bird brick/box on the rear/western elevation of the house and the installation of a small bat brick/box on the front/eastern elevation.

Reason: To protect wildlife species

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: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk

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 due to the immediate neighbour being a Councillor of Eastleigh Borough Council.

Site Characteristics and Character of the Locality

2. The application site contains a two storey link detached dwelling with a rear conservatory located on the north-western side of Pantheon Road. The property is set back from the road by a narrow front garden laid to lawn and a hardstanding driveway. There is side access to the rear garden where there is also a detached garage sited along the shared boundary with the application site and the neighbouring property (no. 35).

3. The properties along this section of Pantheon Road are positioned slightly back from one another in a northerly direction forming a general pattern of development, which is particularly prevalent with nos. 29 – 35 Pantheon Road.
4. The surrounding area is residential in nature and features mainly terraced blocks of housing with some detached and semi-detached properties of a similar age and style. Further north lies a small, slightly more modern 1990s residential development.

Description of Application

5. This application proposes the erection of a wraparound two storey side and rear extension, a part single storey rear extension and loft conversion. The existing garage and rear conservatory would be demolished to make way for the proposals.
6. Amended plans were received on 25 April 2023, which omitted the proposed front dormer, raised roof and front canopy porch. The two storey extension and roof form were also altered and reduced in size following design concerns and the potential impact upon the immediate neighbouring property (no. 31).
7. The proposed two storey element of the extension would partially wrap around the north side of the dwelling, but would be set well back from the principal elevation and set down from the main ridge of the host dwellinghouse. The extension would be set in approximately 0.60m from the northern boundary and the wraparound element would measure approximately 7.30m in depth. From the rear elevation of the main house, the extension would measure 4.0m in depth and 6.10m in width. The proposed extension would have a mono-pitched roof to the side element and a hipped roof to the rear and would have an eaves height of approximately 4.85m and an overall height of 7.60m.
8. There would also be a part single storey rear extension which would sit flush with the two storey extension. This extension would have a flat roof and would measure approximately 4.0m in depth, 2.90m in width and 3.10m in height.
9. Combined, the two storey and single storey extensions would allow for an open plan kitchen/family area, a gym and utility room to the ground floor. The first floor would have an enlarged third bedroom with a Juliet balcony and ensuite as well as a home office.
10. The proposals also include a loft conversion; this would include the creation of habitable space served by 2no. rooflights to the front roof slope and 1no. roof slope to the rear. The space would be used as a games/hobby room.

11. The extensions would be finished in materials that would match the host dwelling.

Relevant Planning History

12. No planning history.

Representations Received

13. None received

Consultation Responses

14. Chandlers Ford Parish Council – No comments received

15. EBC Ecologist:

Original comment received 06/12/2022 (Summarised):

There are records of bats, hedgehogs, and swifts nearby and the proposal will involve extensive works to the roof. Installation of the front porch will affect the area of hanging tiles on the front elevation. I need to review close-up photos of the roof, flashings, soffits, fascia, hanging tiles, areas around the windows, the garage and the garden to determine whether further surveys will be required.

Comments on site photos received 16/02/2023:

I have reviewed the site photos taken 15/12/22. There are some areas of loose and lifted tiles on the rear elevation of the roof towards the gable end and some gaps in the flashing at the chimney which should be checked by a bat licensed ecologist. The hanging tiles at the front of the house do not appear to have any gaps. A preliminary bat roost assessment is required.

Comments on full bat survey received 25/05/2023 (Summarised):

I have reviewed the Full Bat Survey report by 4Woods Ecology (May 2023). The building had been assessed as having low bat roost suitability and one dusk emergence survey was completed in line with best practice guidelines.

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>

The ecological enhancements recommended in the report were a bat box at the top of the wall on the front/eastern elevation and a bird box on the rear/western elevation. A swift nest box is preferred to a general bird box as it can also be used by other birds if swifts are not in residence. Built in boxes (such as bat bricks and swift bricks) are preferable to externally mounted boxes as they do not require maintenance and cannot fall off.

16. Natural England – No comments received

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

17. 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

18. 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

19. 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

20. 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.
21. The design of the proposals, upon receipt of amended plans are suited to the host dwelling in terms of form, scale and appearance. The majority of the development would be sited to the rear of the property and while it is acknowledged that the proposed side extension would be visible from the street, it would be significantly set back from the road and as such, it would not form a prominent feature in the street scene.
22. The two storey rear element would have a hipped roof set down from the main ridge. The side element would have a mono-pitched roof which slopes away from the adjoining neighbour (no.35) and is not considered to be overbearing or unduly prominent. As such, the two storey extension would be a subservient addition to the host dwelling.
23. The majority of the single storey rear extension would be sited over the footprint of the rear conservatory which is an established feature within the application site. It would project a further 0.50m (approx.) into the rear garden and would have a similar height (3.0m). Due to this existing relationship, it is considered this element would not cause adverse harm within the site or the surrounding area.
24. It was noted during the site visit and through a planning history search of this section of Pantheon Road, that numerous properties have been extended to the side and to the rear at single and two storey level. Therefore, the proposals are considered to be in keeping within the wider surrounding area.

25. The proposals would be finished in materials and fenestration that would match the property thus being respectful to the character of the host dwelling.

Residential Amenity

26. 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.
27. The neighbours most impacted by the proposals would be the adjoining neighbours either side of the application site, nos. 31 and 35 Pantheon Road and the neighbour to the rear, no. 8 Doric Close.
28. No. 31 is set forward from the application site. Due to this positioning, the two storey rear extension has been amended so that it does not span the whole width of the host dwelling and is set back from the boundary shared with this neighbour. As a result, the proposed rear extension would not significantly impact the outlook or light received to no. 31.
29. The single storey element would be mostly screened by the fence between the shared boundary as well as the outbuilding within the garden to no. 31 that runs parallel along the boundary. Therefore, it is considered the proposals would not cause unacceptable material harm to the light, outlook or privacy to the occupants of no. 31.
30. The side element of the proposal would project 1.70m closer to the neighbour at no. 35, but a clear gap between the properties would remain of approximately 1.70m. No. 35 has 2no. ground floor side windows on the south western elevation, however the light and outlook received by these windows is already restricted as they face the side wall of the existing house. It has also been ascertained that these windows serve non-habitable rooms (a garage and a w.c.) and as such the side element of this proposal would not result in any unacceptable loss of outlook or light to this neighbour.
31. A glazed side access door is proposed which would serve the utility room and would face the side windows to no. 35. However, as both the door to the proposed utility and the windows to no. 35 all serve non-habitable rooms, there would be no unacceptable loss of privacy.
32. The two storey rear element would extend only slightly beyond the rear-built line of no. 35 and as such, it is considered the proposed development as whole would not result in any unacceptable loss of outlook, light, loss of privacy or overlooking concerns with regards to this neighbour.

33. The two storey rear extension would project a further 4.0m into the garden and proposes a Juliet balcony to the first floor rear elevation which would serve the enlarged bedroom. There would be a separation distance of 20.40m between the balcony window and the first floor habitable window to the neighbour to the rear, no. 8 Doric Close. While this is slightly under the 22m separation distance as recommended by the Quality Places SPD, this is guidance and there are factors which can be taken into consideration which can mitigate this shortfall. The proposed Juliet balcony window would be orientated so that it would be slightly angled away from the habitable window at no. 8 Doric Close. Furthermore, there is extensive high trees and hedging along the shared boundary between the application site and no. 8, which would mostly screen the Juliet balcony. On balance, given these considerations, the proposal is not considered to cause any unacceptable overlooking or loss of privacy with regards to the neighbour at no. 8 Doric Close
34. The other windows proposed to the development would be front and rear facing and would look directly onto the street or the rear garden of the application site which is acceptable and tolerated. All of the proposed rooflights are above head height and as such, no overlooking or privacy concerns are generated by these proposed rooflights.

Access, Parking and Transport Matters

35. The proposal does not include any additional bedrooms and the property will remain a 3no. bedroom dwellinghouse, which requires 2no. off-street parking spaces as set out on the Residential Parking Standards SPD.
36. It is acknowledged the existing garage would be removed as part of the proposals and would result in the loss of a parking space. However, there is sufficient off-street parking provided by the existing driveway to accommodate the required 2no. spaces as shown on the submitted site layout plan. As such, it is considered there is no impact with regards to off-street parking or highway safety.

Ecology

37. 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 bat roosts and upon review of site photos, a preliminary bat roost assessment was requested.
38. A preliminary bat roost assessment was carried out in March 2023 and the assessment recommended a single bat emergence survey should be carried out.

39. The 4Woods Ecology Ltd – Full Bat Survey – was received 25 May 2023. The Council's Ecologist has reviewed this and is content with the ecological enhancements recommended. As such, these recommendations will be secured via condition.

Other Matters

40. Due to the single storey extension being sited tight to the boundary line shared with no. 31, Certificate B has been signed on the application form and the neighbour has been notified. While the neighbour has not objected to the proposal, an informative has been advised to ensure the applicant is aware that planning permission does not convey the right for the development to encroach over, under or on land which is not within their ownership, without the consent of the landowner. The applicant will also be advised of their duty to undertake a Party Wall Agreement by informative.

Sustainability Measures and Climate Change

41. 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 2023; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognize 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.
42. 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.
43. 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:

44. 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.

45. 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

46. In conclusion, the proposed development is considered to be sympathetic to the existing dwellinghouse and would not adversely affect the appearance of the street scene. In addition to this, the proposal would not have an unacceptable impact upon the amenity of the neighbouring residents or impact on protected species. For these reasons, the proposal is recommended for approval.

47. 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/22/94064



Address: 33 PANTHEON ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 2PD

Date: 31/05/2023

Scale: 1:1250