

DELEGATED OFFICER REPORT

Application Ref: H/23/94509

Site Address: 11 OCTAVIA GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 2PX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed bedroom and shower en suite extension above existing single storey attached garage. Plan area is same footprint as existing garage. External walls to be extended vertically, with vertical tile hanging to match existing. Front roof slope of new double pitched roof to line through with existing front roof slope of existing house. New roof to incorporate existing profiled concrete roof and ridge tiles. Two new upvc white windows as existing, rainwater goods, fascias and bargeboards white, as existing.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Public Right of Way (PROW) Footpath Chandlers Ford 713a (runs alongside the southern boundary)		

Planning History?	Yes ☒	No ☐
• F/04/51923 - Rear Conservatory - Permit - 04/10/2004		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One comment was received to the application, highlighting the possible dangers to children and pedestrians as there is a Pebbly footpath next to the application site.		
Parish Council:	No comments received		
Ecologist:	The report recommends installing one bat box on a south facing wall. If it is possible to build a bat brick or box into the gable end of the building this is preferred to an externally mounted box. Built-in features do not require maintenance and cannot fall off.		
Tree Consultant:	No arboricultural objection to the proposal		
Countryside Planning Support Officer:	No objection subject to the condition.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 16 th February 2023		

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Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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:

The application site contains a detached dwelling which has second floor habitable accommodation within the roof space. There is also an attached garage to the side and a conservatory to the rear, with Octavia Gardens access road to the northeast and an unmarked footway along the eastern boundary, which appears to be for non-motor vehicle users, in part due to the bollards across the width of each end of the footway, parallel to the northern and southern ends of the site. The surrounding area is residential in nature, and Octavia Gardens is a small road that is located at the end of Pantheon Road which consists of detached dwellings with varying style. The application seeks approval to erect a first-floor side extension above the existing garage for an additional bedroom and en-suite. The development is 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.

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.
- Due to the location of the site and the detached design of the property, on its merits the non-subordinate design of the extension is considered to be acceptable. Further, the size and design of the proposed first-floor side extension is considered to be sympathetic to the existing property as its height is noticeably lower than the main roof and the proposed roof form would incorporate with the existing. The proposal would also be finished in matching materials to ensure there is cohesion with the main house and the new development.
- In terms of the wider street scene for Octavia Gardens, this proposal would close the open space at first floor level. However, taking account of the siting of the application dwelling in a quite open plot, it would retain an open setting. Therefore, it is considered that this proposal would avoid creating a harmful unbalancing of the property with regards to the surrounding area and have limited impact on the street scene.

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 new upper floor window on the front elevation would serve an en-suite and can be expected to be obscure glazed to protect the privacy of the occupants. Another new upper floor window on the rear elevation would look out onto areas already open to public view. There are no windows proposed in the side elevation. As such the proposal would not result in any materially harmful overlooking of the neighbouring dwellings.
- There are no neighbours along the southern boundary and situated close to the first-floor side extension, so the proposal is unlikely to generate concerns relating to loss of light, loss of outlook, overbearing effects or visual dominance.

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 advised that there are records of bats and hedgehogs near this site, and the proposal would require works to the existing roof. From reviewing the Officers site visit pictures, they noted that there was a presence of potential bat roost features, therefore a preliminary bat roost assessment was required.
- A preliminary bat roost assessment has been provided in April 2023. The report highlights a missing hanging tile on the eastern elevation which could be used by roosting bats or nesting birds and the area of clay hanging tiles on the northeast corner which has lifted and gaps under tiles that could be used by crevice dwelling bats. Given that the proposal will require the removal of hanging tiles on the eastern elevation and could damage the tiles on the northern elevation. The presence of bats or any protected species is a material consideration and must be established before determination. A phase 2 emergence survey was required to establish presence or likely absence of bats to avoid any potential harm to bats or their roosts and to enable effective mitigation to be implemented.
- A single emergence survey was done on 24/05/2023 which the Council's Ecologist has reviewed and agreed with its content. The proposals are therefore considered to be acceptable in this regard. However, a high level of foraging and commuting activity was noted in the area above the elevation and in nearby lines of trees. As bats are highly mobile species and change roosts frequently the applicant and their contractors must remain aware of the potential presence of bats. A precautionary working method has been recommended. The underside of the hanging tiles will be checked before removing carefully by hand. This will be done by lifting the tiles upwards rather than sliding them, to further minimise any risk to bats. Informatives are recommended to be included on the decision notice as suggested by the Council's Ecologist.

Trees and landscaping

- Whilst there are significant trees on site and to the rear (some of which are subject to Tree Preservation Orders), the proposal is unlikely to have a significant impact due to the nature of development. The council's Tree Consultant raised no arboricultural objection to the proposal.

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 noted that the driveway of the dwelling where the extension is proposed to take place joins Octavia Gardens Road, the presumed access route for construction traffic entering and exiting the site, at the same point as the unmarked footway on the site's eastern boundary, which then connects with Footpath 713a to the south. Countryside Planning Support Officer raised concern regarding obstruction of access to the footway, and, in turn, Footpath 713a, a Public Right of Way, for the duration of the proposed building work. It is not acceptable under the Highways Act (1980) to obstruct a PROW, without prior permission from the Highways Authority (in this case, Hampshire Countryside Service as the Highways Authority in regard to Public Rights of Way). A condition will be imposed to prevent any vehicles, machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users.
- The proposal would add a bedroom and as such an additional parking space is required. An amended site plan has been submitted on 01/03/2023 showing where the necessary parking spaces would be located. The proposal would therefore not have an adverse impact upon the parking provisions.

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 proposal would not create a detriment to any neighbouring properties and is considered a subservient addition to the main house. The recommendation is to permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments