

DELEGATED OFFICER REPORT

Application Ref: H/23/95221

Site Address: 114 PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JT

Case Officer: Rachael Morris

Description: Loft conversion . Front and rear facing dormers. Alterations to fenestration (Resubmission H/22/93498)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree Preservation Order(s) • Close to Public Right of Way		

Planning History?	Yes ☒	No ☐
• T/12/71457 - Crown reduction by 29% 1no. Oak – Part consent part refuse – Nov 2012 • H/22/93498 - Loft conversion including new front and rear facing dormers – Withdrawn – Oct 2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Ecology:	I have reviewed the Preliminary Ecological Appraisal report by Ecosupport (October 2022) and the Phase II Bat survey report by Ecosupport (May 2023). The building was assessed to have low potential for roosting bats and there was potential for foraging and commuting badgers and low potential for breeding and nesting birds in the garden. The assessment of low potential for roosting bats was based on gaps beneath the lead flashing and in the mortar on the northern elevation. The Phase II bat survey report showed moderate level of bats foraging and commuting in the area, but there were no emergences from the building. A bat access tile was proposed as a biodiversity enhancement in the original PEA report and a non-snagging roofing membrane was recommended to be used. Recommendations for wildlife sensitive lighting have been given in the report if any external lighting is needed. In the Phase II report one externally mounted bat box has been recommended, to be mounted on a suitable location around the site as a biodiversity enhancement. If a south, south-eastern or south western elevation is available on a gable end, a built-in bat brick or bat tube would be appropriate. These built-in features would not need maintenance and cannot fall off. If no suitable location is found for the bat box/brick/tube, then a bat access tile is still a good option. The ecological consultant must determine the best location for whichever bat roost feature is used. This can be conditioned. Enhancing the garden with night-scented flowering plants will also attract moths as food for bats. Other flowering plants for pollinators would also enhance the garden. 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.		

Tree Officer:	There is a significant tree to the front and several trees to the rear, including in neighbouring properties. Given the nature of the development, it is unlikely that any tree to the rear will be impacted – the trees to the rear are at a suitable distance, while the tree to the front is located such as it would not be possible to accidentally harm it via construction activities. Therefore, we raise no arboricultural objection to the proposals.
Hampshire Countryside Service:	General Information, No Comments Specific to application

Site Visit:	Yes ☒	No ☐
Details: 30/08/2022		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
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 development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> - The design of the loft conversion with front and rear facing dormers is suited to the host dwelling in terms of its form, scale and appearance. - The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. There is an additional bedroom proposed to total 4+ bedrooms which required 3.no parking spaces, as per the Residential Parking Standards SPD. This can be provided on the driveway. - The design and layout respect the character and appearance of the locality. - The proposal involves the increase in ridge height by approx. 0.7m with the alteration of the existing hipped roof to a barn-hipped roof. This proposed change would not create an unacceptable change as seen from the street scene. Although this house design is similar, as existing, to the neighbour at no.116 Pine Road, this property has recently had a planning application approved for an alteration of the appearance from the street scene. Therefore, it is not expected this proposed ridge height increase and roof design change would create an incongruous feature. - The proposed dormer and gable feature to the front is broken up and set off the ridge, edges and eaves of the main roof. As such, the proposal does not create a dominant addition to the front elevation of the dwelling. The rear dormer is a strip design with a flat roof but will not be seen from the street scene.

- The proposed cedar cladding to the dormers and gable feature, suits the sylvian and verdant character of this part of Pine Road. There is proposed render to the front elevation to the ground floor only and as such this will have a limited impact.

Residential amenity

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed Juliet balcony to the front elevation would not create unacceptable overlooking to neighbouring properties. Within the public realm some level of overlooking is expected and accepted, and there is no immediate neighbouring property opposite the dwelling.
- The proposed first floor rear windows are in addition to the existing first floor rear windows but are not to an unacceptable level. There are no immediate neighbours to the rear and the neighbouring adjacent property would not experience unacceptable overlooking to an extent not expected within a residential setting.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		