

DELEGATED OFFICER REPORT

Application Ref: H/23/94798

Site Address: 20 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RH

Case Officer: Claire Campbell-Best

Description: Roof alterations to provide first floor habitable accommodation with front and rear velux windows, and alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Order(s) 58-H and 243-E		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/11/69132	Single storey rear extension	Permit – 13/07/2011
Z/14087/000/00	Extension to existing single storey dwelling	Permit – 07/01/1976

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No Comment/No Objection		
Ecology:	<u>Updated comments on emergence survey received 01/08/2023:</u> An emergence survey was done on 5 July 2023, and no bats were observed to emerge from the building. Bats were observed foraging and commuting across the site, so the following informative should be added 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works As biodiversity enhancements a bat block is recommended on the eastern elevation and a swift block is recommended on the northern elevation. The boundary fencing on the eastern, southern, and western boundaries will have a 15 x 15 cm hole at ground level to allow hedgehogs free access through the site. <u>Comments on Preliminary Roost Assessment received 09/05/2023 (summarised):</u> To summarise, one emergence/re-entry survey is required, and the results must be reported to the LPA before the application can be determined. If bats are seen to emerge or re-enter on that survey, then the building would be a confirmed roost and two additional surveys would be required for a protected species mitigation license from Natural England. The license can only be applied for after planning permission has been granted, but the surveys to support the license must be done in the same year as the license application.		

	<u>Original comments received 06/04/2023:</u> There are numerous records of bats very close to this site. I have reviewed the site photos and can see quite a few potential bat roost features which would be impacted by these proposals. A preliminary bat roost assessment (PRA) is required. Biodiversity enhancements are also required. The PRA report should also include the most appropriate enhancements for this site. There are also records of hedgehogs nearby, so enhancements could also include hedgehog habitat. A bat box/brick and a swift box/brick may be appropriate for this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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. (https://www.bats.org.uk/our-work/putting-up-your-box) 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 https://www.swiftconservation.org/Nestboxes%26Attraction.htm
Trees:	There are a few significant trees within the garden of the application property, protected by a Tree Preservation Order. However, due to the nature of the proposed development there will be no direct impact. Of minor concern is construction access and activities, but that is easily mitigated through a condition. Therefore, we raise no arboricultural objection, subject to the following compliance conditions:

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/03/2023		

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.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached 1960s bungalow with a single storey rear extension set within a good-sized corner plot of the north western side of Sycamore Avenue. The property itself is unusual in design with a staggered roof line that is not

typical within the wider locality. The surrounding area is residential in nature and features a mixture of detached and semi-detached two storey dwellings and bungalows.

Proposal

This application seeks permission to carry out roof alterations which will provide first floor accommodation. This would be achieved by raising the staggered parts of the roof to match the ridge height to the front elevation, to the rear, the flat roof to the existing single storey extension would be altered to a pitched roof and would match in height and appearance to that of the existing pitched roof currently seen to the rear of the host dwelling.

The roof alterations would allow for 3no. additional bedrooms, a shower room and sauna. The family room currently located on the first would also become a bedroom. The proposed bedroom and shower room would be served by 2no. front and 4no. rear Velux windows. The roof alterations would be finished in materials that would match the existing.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Chandlers Ford where the principle of development is acceptable.

Design and Layout

- The design of the roof alterations is suited to the host dwelling in terms of its form, scale and appearance.
- The alterations are relatively modest and within the existing footprint of the host dwelling. The majority of the proposal would be sited to the rear of the property.
- When viewed from the street, the roof alterations would appear minor in nature, it is considered the raising of the roof in part, resulting in a more consistent roof line would result in the dwelling's appearance being more in keeping with the properties seen within in the wider surrounding area.
- The proposed works would be respectful to the character host dwelling and would still retain some features that would continue to keep the appearance of the property unusual in its original design, this would include the retention of the upper most ridge height on the rear roof slope with high level windows and the chimney to the western elevation.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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.
- As noted, the roof alterations would not result in the property projecting closer to nearby neighbours. The dwelling is suitably distanced from neighbouring properties, due to this, it is considered the proposal would not adversely impact the nearby neighbouring amenities.
- Additionally, the roof alterations propose front and rear Velux windows. These windows would be above eye level and would not result in any unacceptable overlooking or loss of privacy concerns.

Highways Safety and Parking

- The proposal would result in the host dwelling becoming a 6/7no. bedroom property which requires 3no. off-street parking spaces as set out in the Residential

Parking Standards SPD. The required spaces can be accommodated by the driveway to the front and side of the property.

Ecology

- Owing to the nature of the development, Ecology were consulted upon. The Council's Ecologist reviewed the site photos and identified bat roost features and requested a preliminary bat survey.
- A preliminary bat roost assessment was received 02/05/2023. The report concluded that a further bat survey would be required prior to determination.
- An Emergence Survey Report (Bats) by Chase Ecological Consultancy was received on 31 July 2023. The Council's Ecologist has reviewed this report and is content with the measures set out. As such, it is recommended that this be secured view condition. In addition, biodiversity enhancements are recommended to be included by way of informative.

Trees

- The Council's Tree Officer was consulted upon due to the site containing protected trees. They advised the proposed works are unlikely to directly impact these trees, however, they have recommended a condition to ensure the root protection area of these trees remain protected during building works.

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 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:

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐