

DELEGATED OFFICER REPORT

Application Ref: F/23/95483

Site Address: 34 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 1EP

Case Officer: Rachael Morris

Description: External prefabricated, single storey, timber clad office

Particular Site Constraints?	Yes ☒	No ☐
• Great Crested Newt IRZ • Tree Preservation Order(s) • Within the urban edge		

Planning History?	Yes ☒	No ☐
• Z/26557/000/00 - change of use from residential to rest home for four elderly people – Permit – Jan 1983 • Z/26557/001/00 - Erection of External Fire Escape to Rest Home – Permit – Jun 1986 • Z/26557/002/00 - Single Storey Extension to Rest Home and Detached Garage – Permit – Jan 1988 • Z/26557/003/00 - Extension to Rest Home – Permit – Jul 1989 • Z/26557/004/00 - Single Storey Front Extension to Rest Home – Permit – Oct 1989 • Z/26557/005/00 - Single Storey Rear Extension – Permit – Oct 1990 • T/26557/006/00 - Removal of Damaged Limbs on Oak Tree 1 And Part Removal of Dead Wood and Damaged Ends on Oak Tree 2 – Consent – Nov 1991 • Z/26557/007/00 - Two Storey Rear Extension – Permit – Dec 1995 • Z/26557/008/00 - Single Storey Rear Extension – Permit – Apr 1996 • Z/26557/009/00 - Erection of Storage Shed in Front Garden – Permit – Sept 1997 • T/26557/010/00 - Reduction of Oak Tree in Front Garden By 30% - Refuse – Oct 2001 • F/04/51338 - Demolition of existing dwelling & construction of 3no. Houses and 10no. Apartments – Refuse – Sept 2004 • F/07/61417 - Single storey front and rear extensions to provide 8 additional bedrooms – Refuse – Feb 2008 • F/10/66763 - Single storey extension and change of use of garage and store to office and additional living unit – Permit – May 2010 • T/11/68500 - Fell 1No. Cypress, crown lift 1No. Oak and remove overhanging stem from 1No. Willow – Part Consent Part Refuse – Mar 2011 • F/10/68039 - Retrospective: Erection of a summer house and greenhouse following demolition of existing greenhouse – Permit – Jun 2011 • A/20/87143 - Consent to display 1no. non illuminated sign attached to fence to front of property – Refuse – Apr 2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Parish Council:	No Comment		
Tree Officer:	There are a number of trees subject to TPOs in close proximity to the proposed structure. However, as noted by the application, there is an existing area of hardstanding that will function – at least in part – as already developed area. We also note that they propose to use mini piles for any footprint not over the existing hardstanding. This is welcomed. Having said all that, we are still cautious. The proposal is feasible, but there are some unknowns, especially the extent of which the existing hard surfacing can be utilised. We would ideally like to see a commitment to use mini piles across the entire footprint – something that shouldn't be too onerous given that they would be used for part of		

	the area regardless. We will require a more detailed method statement post-determination because there will be other issues that may need resolving, such as exact method of foundation, levels and tree protection during development. Ultimately, we raise no arboricultural objection, subject to a condition.
Ecology:	This site is located in an amber great crested newt impact risk zone (IRZ); however, the nearest water is the stream coming out of Hiltingbury Lakes which is approximately 155 m east of the site. The nearest record of amphibians is for a common toad 300 m west of the site. There are also records of bats, stag beetles, swifts, and hedgehogs nearby. The vegetation next to the site would support nesting birds and provide foraging and commuting areas for bats. The proposed building is to be built on an existing concrete base and a grid of mini piles is proposed where the building overlaps the base. There is a large tree near the site, but from aerial photos it is not clear whether this is on the property or an adjacent property. I don't think that this proposal is likely to impact great crested newts. Although the property might provide suitable terrestrial habitat, there are no records of great crested newts nearby. A precautionary working method for small animals will be required. A surface water drainage plan is required and can be conditioned.

Site Visit:	Yes ☒	No ☐
Details: 11/08/2023		

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, 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 prefabricated single storey timber clad office is suited to the host property in terms of its form, scale and appearance. - The development would not be an overdevelopment of the site and would retain sufficient amenity space. - The design and layout respect the character and appearance of the locality. - Although the proposed office sits forward of the principal elevation, the proposed office is a subservient addition to the main property, which would sit well in the verdant character of the site by using timber cladding.

- The proposed office also sits forward to an existing projecting wing of the property, tucked to the side of the site and as such does not create an additional projecting character that would be detrimental.

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 windows are mostly directed to the west with one to the south, which are facing within the site and is limited to the ground floor. This would therefore not create any unacceptable overlooking or loss of privacy to neighbours.
- The closest neighbour (no.32) is screened by an existing boundary treatment and vegetation. In addition, the proposed office is related to main property's existing use and so the proposal is not anticipated to create an unacceptable disturbance.
- The office has its own WC and as such a condition will be placed to ensure this office is only used in conjunction with the main property and not as any separate function.

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.
- The number of employees is not proposed change and as such, the parking requirement is unchanged. It is noted that the office location will take approx. 2.no parking spaces out of use, however, from a site visit there appeared to be sufficient available parking on site.
- A pre-cautionary working method statement and surface water plan have been requested by our ecologist and as such has been conditioned. Although the site is located within a Great Crested Newt (GCN) IRZ (Impact Risk Zone), there is unlikely to be any GCNs on site based on the type of habitat present.

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 ...		