

DELEGATED OFFICER REPORT

Application Ref: H/23/94971

Site Address: 2 LAKEWOOD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EY

Case Officer: Claire Campbell-Best

Description: External elevational treatments/upgrades and removal of chimney (Amended plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge EBC Owned Land Flood Zones 2 and 3 Historic Parks and Gardens – Hiltingbury Lakes Southern Water Sewers 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
O/22/92300	Replacement Dwelling (Outline Application)	Grant Outline Permission – 17/03/2022 Not implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	Significant work has already been done clearing the garden and hedging around this house; as a result it is now visible from Hiltingbury Lakes. Chandlers' Ford Parish Council's main concern is that the cladding could be out of keeping with the area.		
Ecology:	<u>Comments on Phase 1 & 2 Bat Survey Reports received 01/08/2023:</u> I have reviewed the Phase 1 & 2 Bat Survey reports by Vesper Conservation & Ecology Limited (July 2023). The building was assessed as having high bat roost potential. There were three emergence/re-entry surveys, and no bats were seen using the building. Bats were observed foraging in the garden and around the house 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. The building was a confirmed day roost for soprano pipistrelle bats during previous surveys in 2021. Evidence of historic roosting by brown long-eared bats was also found in 2021 during ecology work for a previous application (O/22/92300). The ecology response of 2/5/23 had explained about the confirmed bat roost and I believe that both enforcement and the wildlife crime officer had visited the site due to the previous site clearance activities and the presence of scaffolding reported by a member of the public on 28 April 2023. The report states that the chimney had already been removed when the preliminary survey was done on 24 May 2023, and there is a woven breather membrane in the area where the chimney had passed through the roof. The application for removal of the chimney must		

therefore be considered as retrospective and may have disturbed any bats that might have been using the site.

The report did not recommend any additional bat boxes or swift boxes, however due to the removal of the chimney before the survey at least two bat boxes must be added to the building to replace potential bat roost sites that have been disturbed or lost. If possible integral bat boxes/bricks are preferred to externally mounted boxes as they do not need maintenance and cannot fall off. These can be built into the elevational treatments/upgrades if the application is approved. This can be conditioned, with evidence of their installation and correct positions to be provided.

A swift or sparrow nest box can be added as a biodiversity enhancement.

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>)

Any external lighting should be minimal if required at all. It must be as low level as possible and not shine on any vegetation, boundary, or near the installed bat and bird boxes. Further information on bat-sensitive lighting can be found on the Bat Conservation Trust website at [Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](#)

Original Comments Received 02/05/2023:

Bats

The existing elevation drawings show that there are concrete roof tiles and hanging tiles on this building. The proposed elevation drawings show the replacement of hanging tiles with composite boarding, removal of two chimneys and new roof tiles, and replacement of doors and windows.

This dwelling is a confirmed day roost for soprano pipistrelle bats. Evidence of historic roosting by brown long-eared bats was also found in 2021 during ecology work for a previous application (O/22/92300). The proposed works could disturb roosting bats and damage or destroy existing roost sites. Bats and their roosts are protected by the Wildlife and Countryside Act (1981 as amended) and the Conservation of Habitats and Species Regulations (2017 as amended). It is illegal to disturb roosting bats or damage, destroy or obstruct their roosting places without a mitigation license from Natural England. Further information is available on the Bat Conservation Trust website (www.bats.org.uk/advice/bats-and-the-law and www.bats.org.uk/our-work/buildings-planning-and-development/building-or-development/works)

	The ecology surveys and reports for the previous application were done by Darwin Ecology in October 2021. The report states that it is valid for 12 months from date of issue and the survey data are valid for 12-18 months from date of survey. It is now 19 months since the report was issued in October. The emergence surveys were done between July and September 2021 so they are more than 18 months old. A preliminary bat roost assessment found brown long-eared bat droppings in the loft. On the emergence surveys soprano pipistrelle bats emerged from gaps under flashing on the southern elevation and under hanging tiles on the northern and western elevations of the house. A current Preliminary Ecological Assessment/Preliminary Bat Roost Assessment is required before the application can be determined. It is likely that a protected species mitigation license from Natural England will be required before any work can be done which could affect these features. This will need to be supported by three bat activity surveys done at least two weeks apart in the same season as the application. The survey season has just started at the beginning of May and the phase 2 surveys can be done in suitable conditions until the beginning of September. The applicant is advised to read the PEA, PRA and Emergence Survey report by Darwin Ecology for further information. A bat licensed ecologist will be required to do the surveys, write the license application and supervise this work. Precautionary method statement This site is adjacent to Hiltingbury Lakes SINC and there are records of hedgehogs and breeding birds in the area. A precautionary method statement will be required to ensure that the works do not impact wildlife such as breeding birds, hedgehogs, their habitats or the SINC. Any permanent fencing must have at least 2 holes (13 x 13 cm minimum) in the baseboards to allow free movement of small mammals through the site. Biodiversity enhancements Biodiversity enhancements will be required. It may be possible to incorporate a bat brick and a swift brick into this building. The ecologist doing the preliminary ecological assessment will be best placed to recommend the most appropriate biodiversity enhancements. 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
Southern Water Services:	No objection

Environment Agency:	No objection
Asset Management:	No response required
The Gardens Trust:	No comments received
Hampshire Gardens Trust:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/05/2023		

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:

Site and Surroundings

The application site contains a two storey 1950s detached dwelling with an attached single garage located at the end of Lakewood Close. The property itself has a tiled hipped roof and is finished in a combination of cream stone cladding and red brick to the ground floor elevations and red/brown tile hanging and red brick to the first floor elevations. The property is set within a spacious plot which contains mature trees and hedging and fencing along the boundaries. The surrounding area is residential in nature and features sizeable two storey detached dwellings of differing designs set within spacious plots. Hiltingbury Lakes lies east of the site which is a designated SINC (Site of Importance for Nature Conservation).

Proposal

This application seeks permission for elevational alterations. This would include removing the tile hanging to the first floor elevation and rendering all elevations (including the attached garage) in a cream colour with a low brick plinth to the ground floor elevations. All the existing doors and windows in white timber and uPVC would be replaced with grey anthracite uPVC. The chimney has already been removed and this was carried out under permitted development. Upon discussions with the applicant, amended plans were received on 09 August 2023 which omitted the proposed first floor white cladding and the white render changed to a cream colour to all elevations at ground and first floor following design and appearance concerns.

Planning History

The site has recently been granted planning permission for a replacement dwelling under planning reference O/22/92300 which expires on 17 March 2025. The applicant has advised they are not looking to implement this permission and will not be submitting a reserved matters application at this time.

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 Appearance

- The design of the elevational and fenestration alterations, following the receipt of amended plans, are suited to the host dwelling in terms of its design and appearance.
- Lakewood Close itself is made up of 4no. detached dwellings which all differ slightly in design. While it is acknowledged the main materials seen within the Close are red brick and tile hanging, the application site itself and the garage doors to no. 1 have a cream colour within their palettes. Additionally, white/cream render can be seen within the wider surroundings, this includes some dwellings on the junction of Lakewood Close and Lakewood Road and in Lake Road, a road north-east of the Hiltingbury Lakes. Therefore, due to the other examples of render within the locality, the proposed elevational alterations are not considered to result in an overly dominant feature and would not be detrimentally harmful to the character area.
- The grey anthracite fenestration, while a new colour within the surroundings, is acceptable as there is a mixture of white and dark brown fenestration within Lakewood Close currently. As such, it is considered the proposed fenestration would blend in with the surrounding dwellings.
- Overall, the proposed elevational alterations are considered to rejuvenate the host dwelling, which has a tired appearance. Additionally, the house is situated towards the end of the close and screened by mature trees, hedgerows and fencing. As such, it would not be overly visible within the public realm within Lakewood Close and Hiltingbury Lakes.
- The development would not be an overdevelopment of the site, there would be no additional built form as a result of the proposals and a spacious garden would remain.

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.

Ecology

- Owing to the works proposed, bats being in close proximity and the site being adjacent to a SINC, the Council's Ecologist was consulted upon. They advised that while a preliminary bat assessment and survey was carried out under previous planning application O/22/92300, these reports are only valid for 12 months. Due to this and that the proposed works are to the existing dwelling on site, a new preliminary bat roost assessment was requested.
- A preliminary bat roost assessment and a phase 1 and 2 bat survey was received on 01 August 2023. The Council's Ecologist has reviewed this and has recommended two bat boxes must be added to the building to replace potential bat roost sites that may have been disturbed or lost during the removal of the chimney, this will be secured via condition. Biodiversity enhancements have also been recommended by way of informative.

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.

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 ☐