

DELEGATED OFFICER REPORT

Application Ref: H/23/95652

Site Address: 14 HADRIANS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2AS

Case Officer: Claire Campbell-Best

Description: Erection of single storey rear extension and patio, change of fenestration and internal alterations. Summer house under permitted development.

Particular Site Constraints	Yes ☐	No ☒
Within Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/90822	Proposed rear extension, single storey front extension, front porch, alterations to fenestration, loft conversion and extension with rear dormer following demolition of existing garage	Permit – 29/09/2021 Not implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Updated comments on site photos received 07/09/2023:</u> I have reviewed the site photos. I don't see any potential bat roost feature in these photos. The hedgerow and shrubs might support nesting birds and hedgehogs. 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 website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works Conditions: Breeding bird season is generally between March and August inclusive. Vegetation removal and removal of the shed to facilitate construction must be done outside this time period or only within 24 hours after a nesting bird check by a suitably qualified ecologist. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. Any hedgehogs found on site must be allowed to move away to a place of safety on their own. Excavations and open pipes must be covered or fitted with a small mammal escape ramp (roughened slanted board) at night. <u>Original Comments received 04/09/2023:</u> There are records of bats, swifts and hedgehogs near this site. The proposal would involve changes to the roof and garden, so close up		

	photos are required of the entire roof, soffits, fascia and flashings and of the garden. Biodiversity enhancements will be required. A bat box and additional planting for pollinators 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)
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 17/08/2023		

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, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site comprises a detached bungalow with a hipped roof, brick elevations and a front bay window on the northern side of Hadrians Close. The site is set within a long linear plot and has an open frontage with a low level boundary wall, front garden and hardstanding driveway. The rear garden contains a detached single garage which is sited close to the shared boundary between nos. 14 and 15. The surrounding area is residential in nature, Hadrians Close contains single storey detached bungalows, some of which has been extended to the rear. <u>Proposal</u> This application seeks permission to construct a single storey rear extension and stove flue, a proposed patio would also lead off from this extension. There would also be alterations to the existing fenestration; this would include replacing the white uPVC windows with grey anthracite uPVC windows, the insertion of 1no. rooflight to the front roof slope and 2no. high level windows to the western elevation and the existing glazing to the front bay would be reduced and replaced with a slightly smaller window. The block plan submitted with this application also shows the location of a proposed summer house sited behind the existing garage and close to the shared boundary between nos. 14 and 15. The applicant has confirmed this will be constructed in accordance with permitted development regulations and the maximum height would not exceed 2.5m and will be built alongside the proposed works. The proposed single storey extension would have a flat roof and would measure approximately 4m in height, 4.8m in depth and 6.3m in width and would be served by a set of sliding doors to the proposed rear elevation, a full-length panel window to the east elevation and 1no. rooflight. This would be finished in black cladding.

The proposed patio as noted, would lead off from the extension and would measure 5.8m in depth, 6.3m in width and would have a maximum height of 0.74m. This would be enclosed with a glass balustrade which would be 1m in height.

Planning History

The site currently has approved planning consent for more significant works as detailed in the planning history section of this report. The applicant has confirmed due to a change in their circumstances, they will not be commencing this permission and would like to pursue a smaller scheme.

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 single storey rear extension, patio and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance. While the eaves of the proposed rear extension are positioned higher than the original eaves of the host dwelling and results in a slightly discordant design, due to the location and positioning of the extension, it is considered to be acceptable and does warrant a refusal in terms of design on this basis.
- The majority of the development would be sited entirely to the rear of the host dwelling and would not be visible from the public realm. The changes that would be seen from the street scene would be modest and is not considered to result in an overly dominant feature.
- The introduction of black cladding would be a new material not currently seen on the host dwelling nor the surrounding properties. However, as this material would be at the rear of the property and not noticeable within the locality, on balance, it is considered the location of this material would not cause detrimental harm to the character area.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the adjoining neighbours nos. 13 and 15 Hadrians Close. The proposed extension would not extend beyond the rear built line to either of these neighbours and as such, the extension does not generate any outlook or loss of light concerns.
- The proposed 2no. high level windows to the western elevation would be high level and above head height, the full-length window proposed on the eastern elevation of the rear extension would face the flank wall to no. 15 of which there are high-level, obscured windows. As such, the proposed windows do not generate any overlooking or loss of privacy concerns.
- The proposed patio would be mostly screened by the garage within the rear garden to no. 13 and the garage and proposed summer house within the garden to the application site would screen any potential overlooking into the garden of no. 15, As such, there are no overlooking or loss of privacy concerns as a result of the proposed patio.

Ecology

- Owing to the nature of the proposed works, Ecology were consulted upon. The Council's Ecologist has reviewed the site visit photographs and is satisfied there

are no potential bat roost features. The Ecologist has advised any clearance of vegetation should be removed outside of the bird nesting season; this will be 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 ☐