

DELEGATED OFFICER REPORT

Application Ref: H/23/94807

Site Address: 48A BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raise ridge height of roof to create first floor accommodation, roof alteration to existing front addition, reconfiguration of floor plan at ground floor (including levelling works) (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order • Within Flood Zones 2 and 3		

Planning History?	Yes ☒	No ☐
• F/16/79582 - Addition of first floor to create two storey dwelling with enlarged terrace and repositioned stairs to rear - Permit - 18/01/2017		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Three letters of representations were received to the application as originally submitted. 1.no of these was objection, 1 no. was supporting and 1.no was a comment. The objector stated that the proposed developments will cause overlooking, loss of privacy and overshadowing. Following the receipt of amended plans, one further letter was received from the objector, which enquired about the details of the proposed rooflights.		
Parish Council:	No comments received		
Ecologist:	All site personnel must be made aware of the strict protection afforded to bats and the need to stop work and seek further advice from a licensed bat specialist if a bat is discovered. If work has not started within 18 months of the report date, an update bat survey will be required.		
The Environment Agency:	No objection		
Tree Consultant:	No arboricultural objection, subject to condition		
Southern Water:	Southern Water requires a formal application for a any new connection to the public foul sewer to be made by the applicant or developer.		
Countryside Planning, Hampshire	General Information, No Comments Specific to application		

Countryside Service:	
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Site Visit:	Yes ☒	No ☐
Details: 23 rd May 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: 48A Brownhill Road is a single-storey, two-bedroom detached bungalow with an integral garage. The primary construction material for the property is brick, but a section of the front elevation, encompassing both the porch and the garage, has been rendered. Due to the varying levels across the site, there is a raised platform and a set of stairs at the rear of the property to provide access from the rear of the property to ground level. The surrounding area is residential in nature and characterised by detached dwellings. The neighbouring properties are of individual design and finishing materials. Over time, a number of bungalows along Brownhill Road have undergone extensions or alterations to incorporate additional living space within the roof space. The application seeks planning permission for the elevation of the roof ridge to facilitate the creation of first-floor living space, adjustments to the roof structure in the existing front addition, which includes the integral garage and porch, and the reconfiguration of the ground floor layout, including levelling works. <u>Principle</u> - The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. <u>Character and Design</u> - Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting. - The proposed increase in the ridge height is in line with the prevailing character of the street. It was noted from the site visit that the majority of properties along Brownhill Road are two-storey dwellings, and therefore the proposed elevation would not deviate from this established pattern. It is anticipated that the resulting dwelling will seamlessly integrate with the existing street scene. Additionally, the

proposed design ensures the preservation of the pitched roof form of the host dwelling, which can maintain visual continuity with the original appearance of the property.

- The proposed use of cladding and render materials will contribute to aligning the resulting dwelling with the neighbouring properties, specifically No. 46 and 48. Given the varied architectural styles and finishing materials found among the properties along Brownhill Road, the resulting dwelling will not stand out or disrupt the street scene.
- The proposed roof alteration to the existing front addition is relatively minor and closely resembles the neighbouring porch structure. This modification is not considered to affect the character of the host dwellinghouse.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Concerns have been raised by the neighbouring property, No. 50, regarding potential impacts on residential amenities related to overlooking, loss of privacy, and overshadowing. However, it should be noted that there are solely rooflights will be proposed in the side elevations of the property. Taking into account their nature and height, the proposed rooflights are unlikely to result in any harmful overlooking or significant loss of privacy to any neighbouring properties. A planning condition will be imposed to restrict the height of the rooflights above the floor, ensuring that they remain in line with established guidelines and do not compromise privacy.
- The concern regarding overshadowing has also been noted. However, it is noteworthy that both the application property and No. 50 are detached dwellings, and there exists a sufficient distance between them, which mitigates concerns regarding overshadowing. As such, it is not considered that the addition of a first floor will create detrimental overshadowing effects that would unduly affect No. 50.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of breeding swifts, bats, and hedgehogs near this site, and the site is adjacent to a stream. As such, a Preliminary Bat roost Assessment is required including an internal inspection of the loft.
- The Bat Survey Report by Calyx Environmental Ltd (September 2023) has been provided. One bat dropping identified as being from a brown long-eared bat was found in the loft. No evidence of bats was found in the below floor level storage space. No bats were seen emerging on the dusk emergence survey or on the video from the infra-red camera. No bat calls were recorded on the static bat logger. The report recommends that as bats may use roosts on an ad hoc basis, it is never possible to completely rule out presence, however this single dropping is likely to have been a bat investigating use of the building as a roost, rather than bats roosting at this site. Informatives are recommended to be included on the

decision notice as suggested by the Council's Ecologist.

Trees and landscaping

- There is a significant, protected oak tree to the rear of the application property, in close proximity to the dwelling. Whilst the majority of the work, should not impact the tree directly, there are concerns over the impact of the decking replacement and general construction activities and access (including material storage). However, it is relatively easy to mitigate for these threats, and so it is requested a arboricultural method statement and tree protection plan to be submitted prior to commencement.
- To retain and protect the existing trees which form an important part of the amenity of the locality, the Council's tree consultant raised no arboricultural objection, subject to the following condition:

No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved arboricultural documents must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The proposals will transform the application property from a two-bedroom dwelling into a three-bedroom dwelling. Given that both two-bedroom and three-bedroom dwellings are required to provide a minimum of two parking spaces, there is no necessity for additional parking spaces beyond the existing provision.
- The proposals include the reconfiguration of the ground floor plan, and the existing garage will then be unusable as a parking space. However, it was observed from the site visit that the existing front driveway has the capacity to accommodate two cars, and therefore the proposals will not pose any concerns in terms of parking provisions.

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, 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.

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:

- Permit subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐

Comments