

DELEGATED OFFICER REPORT

Application Ref: H/23/95576

Site Address: 24 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EN

Case Officer: Claire Campbell-Best

Description: Garage extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Flood Zones 2 and 3 Tree Preservation Orders Nature Conservation – Great Crested Newts Amber Zone		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93137	Erect double garage at front	Withdrawn – 03/08/2023
H/22/92884	Single storey front extension, new roof to rear and demolition of existing garage	Permit – 22/06/2023
Z/04602/004/00	Single storey rear extensions	Permit – 14/04/2003
Z/04602/003/00	Single storey side extension and erection of detached garage to front	Permit – 19/03/2003
H/04602/002/00	Single storey side extension	Permit – 26/02/1986

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Trees:	<u>Updated comment on tree protection plan received 26/09/23:</u> Trees are satisfied with the amended tree protection plan. Please condition the following: The development must accord with the Tree Protection Plan reference 24KW/TPP/AC1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan (if applicable). Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. <u>Original comments received 17/08/2023:</u> Ultimately, we have no arboricultural objection to the proposal as the proposed garage is located outside of the RPAs. We would have conditioned a tree protection plan, but a report has been provided. However, tis report was for the previous, now withdrawn scheme, and whilst it may be applicable, we are not 100% confident that the proposed tree protection fencing can be installed in light of the new		

	garage position (i.e. there may be a conflict). This is a pretty minor issue, but we will have to condition an updated tree protection plan. Therefore, we raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Ecology:	<u>Updated comments on Phase 1 Bat Survey received 26/09/23:</u> I have reviewed the Phase 1 Bat Survey report by Dr Jonty Denton (September 2023). The garage was assessed as having negligible bat roost potential. Other than biodiversity enhancements, I have no further ecological concerns. <u>Comments on site visit photos received 07/09/23:</u> I have reviewed the site photos and can see quite a few gaps behind the wooden shiplap boards at the edges which would be quite attractive to bats. I don't see any potential bat roost features on the photos taken inside the garage but since the application proposals will require these external boards to be removed a preliminary bat roost appraisal is required. <u>Original comments receive 04/09/2023:</u> There are records of bats, swifts and hedgehogs near this site. From the photos of the existing garage on Google Maps street view (March 2023), there are some gaps in the wooden shiplap boards on the front gable end. The clay tiles of the garage roof are not visible on this photo. A preliminary bat roost appraisal is required. The applicant must be informed that the bat survey season ends in October and starts again in May. If more than one bat activity survey is required (medium or high bat roost potential) at least one must be done in September, so timing is important to avoid delays. Biodiversity enhancements will be required. A bat brick, bat tile or bat box may be appropriate for this building or a swift nest box could be added to the house. 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)

	Additional information is available at: https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf - Stars of the Night guide to attract bats into your garden https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes https://www.hampshireswifts.co.uk/nesting https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help/birds/nestboxes/nestboxes-for-small-birds/ https://www.swift-conservation.org/OurLeaflets.htm https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/
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Site Visit:	Yes ☒	No ☐
Details: 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 for Chandlers Ford and Hiltingbury.
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Assessment: <u>Site and Surroundings</u> The application site comprises a detached bungalow on the southern side of Kingsway close to the junction of Brownhill Road. The property itself is set back from the highway within a good-sized plot. There is a large front garden with parking provision for several vehicles. To the east of the host dwelling there is a detached single garage (which is the subject of this application) and to the rear, there is a sizeable garden. The surrounding area is mainly residential and consists predominately of detached dwellings ranging from two storey houses and bungalows. <u>Proposal</u> This application seeks permission to extend the existing garage located east of the host dwelling, this would result in a double garage with a tandem parking arrangement. This application is a resubmission of a previously withdrawn scheme (double garage within the front garden) following location concerns and impact upon the visual amenity within the street scene. This proposed garage extension would maintain the same height, width and roof form of the existing garage, the extension would comprise a projection of 4.2m (approx.) into the front garden. The garage extension would be finished in materials that would match the existing. <u>Principle</u>
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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.

The site is also part of the character area appraisal of Chandlers Ford and Hiltingbury (Kingsway) which provides the following guidance on development proposals:

- Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- No healthy or mature trees would be felled or likely to be damaged
- The design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene.

Design and Layout

- The design of the garage extension is appropriate in terms of its form, scale and appearance. The proposed extension is modest and a subservient addition to the site and respects both the character of the host dwelling and the local vicinity.
- While it is acknowledged the garage would project into the front garden, the host dwelling and garage are well set back from the highway, the large front garden would still be retained with the development in place and would not detract from the character of the wider surroundings and is in line with the character area appraisal.
- The garage extension would not project beyond the front building line within this section of Kingsway. The usage of matching materials will ensure the garage will continue to fit comfortably within the street scene, overall, the impact would be minimal.
- The development would meet parking standards in addition to the proposed garage, there is ample parking on site.

Residential Amenity

- The neighbour most impacted by the proposal would be the neighbour to the east, no. 26 Kingsway. Upon the site visit, it was noted there is 1 no. window to the front elevation of no. 26 that has the potential to have a reduced outlook and light as a result of the development. A daylight test has been applied and it has been concluded that the proposed garage extension would not significantly impact upon the outlook and light to this neighbour to such a degree that the application warrants a refusal. Additionally, it has been established the window to no. 26 serves an ensuite bathroom which is considered a non-habitable room and is obscured glazed.
- As such, due to the above factors, the proposed garage extension 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 unacceptable loss of privacy, light or outlook.

Ecology and Trees

- Owing to the nature of the works and the site containing protected trees, Ecology and Trees were consulted upon.
- Initially, the Council's Ecologist requested site photos, these were provided and reviewed and a preliminary bat assessment was requested.
- A Phase 1 Bat Survey was received 25 September 2023 and this has been reviewed by the Council's Ecologist. They advised they were satisfied the garage has negligible bat roost potential and have recommended biodiversity enhancements by way of informative.

- Turning to the protected trees on site, the Tree Officer initially requested a tree protection plan be secured by condition before any commencement works start. During the application process, the applicant has provided a tree protection plan, the Tree Officer has reviewed this and is content with the protection methods set out and a condition will be applied to ensure any development accords with the tree protection plan submitted.

Other Material Considerations

- The proposed development is sited with flood zone 1 and close to flood zones 2 and 3. It is considered there would not be any significant detrimental impacts in terms of flooding resulting from this development. The application has also provided a flood risk performance form which confirms any proposed development would not create a flood risk.
- 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.

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 ☐