

DELEGATED OFFICER REPORT

Application Ref: H/23/95655

Site Address: 24 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of garage to create single storey side extension with two storey rear extension. Addition of home gym garden building in replacement of existing sheds at the rear of the garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within the Kingsway Special Character Area		

Planning History?	Yes ☒	No ☐
• Z/30375/000/00 - Two storey side extension - Refuse Planning Permission For - 02/08/1988 • F/09/64980 - Alterations to roof to provide additional living accommodation with 3No. Front facing dormer windows and rear gable projection - Permit - 10/06/2009 • H/23/94637 - Two storey side and rear extensions. Single storey rear extension to existing property. Addition of a home gym garden building. - Withdrawn By Applicant - 22/03/2023 • H/23/94928 – Demolition of garage to create single storey side/rear extension with two storey rear extension. Addition of a home gym garden building. (Amended H/23/94637) (Amended description) – Permit – 22/06/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	No development or demolition work shall start until a precautionary working method statement has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement.		
Tree Consultant:	We raise no arboricultural objection to the proposal, subject to the condition.		

Site Visit:	Yes ☒	No ☐
Details: 23 rd February 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 (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:

The application property is a 1950s detached bungalow located at the western end of Coultas Road on the southern side of the street. It sits on a good-sized triangular shaped plot which narrows moving from front to rear. There is a detached garage at the side of the property and a detached outbuilding at the end of the rear garden. The property has already been extended into the loft to provide first floor accommodation. The surrounding area is residential in nature and includes a range of detached dwellings, many with individual characteristics. There are also many mature trees in the locality which form a green backdrop and contribute to an attractive wooded character. This application seeks planning approval for a single-storey side extension following the demolition of an existing garage. Additionally, it proposes the addition of two two-storey extensions to the rear and the construction of a detached home gym to replace the existing outbuilding in the rear garden. The current proposal closely resembles the previously approved scheme (H/23/94928), but there are two notable changes including the incorporation of an additional two-storey rear extension and the repositioning of the home gym to a different location within the rear garden. Given the substantial similarity to the previously approved scheme, this report will primarily focus on the new proposed elements.

Principle

- 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.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Kingsway) which provides the following guidance on developments and that they should ensure that:
 - i) 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.
 - ii) no healthy or mature trees would be felled or likely to be damaged
 - iii) 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

Character and Design

- 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 design of the additional two-storey rear extension mirrors that of the previously approved rear extension. As such, it is not expected to generate significant visual impact and will blend cohesively with the overall character of the main property.

- Given the generously sized garden of the application site, the relocation of the home gym from its prior position to the bottom of the rear garden will not substantially impact the overall sense of space around the property. Although the proposed home gym is larger in size compared to the previously approved one, its placement at the bottom of the garden effectively mitigates any potential visual impact.
- It is noted that both the additional two-storey rear extension and the relocated home gym will remain entirely concealed from the street scene. This ensures that there will be no discernible change in the property's appearance when viewed from the public realm, preserving the character of the area. Overall, the proposal would accord with the objectives set out in the Character Area SPD in that: the existing spacious front and rear gardens would be retained as would existing mature landscaping, and the design of new extensions is compatible with the character and fits well into the overall street scene.

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.
- While it is acknowledged that the new two-storey rear extension is positioned in closer proximity to the neighbouring property (22 Coultas Road), there is adequate separation between the two properties which ensures that 22 Coultas Road will not suffer from an overbearing sense of enclosure. Moreover, there are no side-facing windows on the first floor of the new two-storey extension, thus eliminating any concerns regarding overlooking and loss of privacy.
- The proposed home gym, located at the far bottom of the garden, is situated at a significant distance from any neighbouring properties. As such, there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The new single-storey side extension will feature a side window but given that it is on ground floor level and is completed in obscure glazing, this window is not expected to cause any adverse effects on the privacy or amenity of 22 Coultas Road.

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.
- This application site is very close to records of bats, hedgehogs, and stag beetles. It is also within a green impact risk zone for great crested newts, with records of swifts, slow worms, common toads in the wider area. As such, the Council's Ecologist has been consulted as part of this planning application. After reviewing the site photos, the Council's Ecologist advised that the application site might provide habitat for nesting birds, hedgehogs, or bats. Therefore, a preliminary ecological appraisal (PEA) is required. The PEA must also include a check for invasive species and recommendations for biodiversity enhancements appropriate for this property.

- The Council's Ecologist had reviewed the PEA report by Dr Jonty Denton (September 2023). It is advised that if any work affecting the front dormers and the north face of the roof, Phase 2 bat activity surveys will be required. However, the proposed work has the potential to disturb bats which may be roosting on the front/northern elevation of the building by creating noise and dust, so a precautionary working method statement is required. This can be conditioned.
- The report also recommends checking the underside of the shed carefully for nesting hedgehogs before removal. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found, they should not be handled but be left to move away on their own to a place of shelter. Furthermore, any reptiles or amphibians found on site should not be handled but be allowed to move to a safe area on their own.

Trees and landscaping

- There are a number of significant trees, both on site and off, which are subject to Tree Preservation Orders. These trees provide significant visual amenity to the public realm and must be taken into consideration as part of the development. As such, the Council's Tree Consultant has been consulted as part of this planning application.
- The Council's Tree Consultant raised no arboricultural objection to the proposal, subject to the following condition: *The development must accord with the arboricultural report revision 2 (no reference). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.*

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 demolition of the garage would result in the loss of an off-road parking space. However, it is considered that ample parking could be provided by the driveway and front garden. Even considering the loss of the parking space (resulting from the development) the available parking would still exceed the Council's current standard for a dwelling of this size. As such there is no objection to the proposal on the basis of parking provision.

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