

DELEGATED OFFICER REPORT

Application Ref: H/23/95514

Site Address: 5 LENNOX CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1FR

Case Officer: Claire Campbell-Best

Description: Single storey side extension and new 2m boundary fence (Lennox Close)

Particular Site Constraints	Yes ☒	No ☐
Within Built-Up Area Boundary Within Established Residential Area Tree Preservation Order(s) Flood Zones 2 and 3		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93949	Removal of Rhododendron hedge to replace with 2m tall timber fence and replant hedge behind the new fence at the rear garden (Kingsway)	Permit – 07/12/2022
F/12/71689	Erection of 2m high gates into Kingsway	Permit – 14/01/2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Fors Parish Council:	No comments received		
Trees:	No objection		
Ecology:	There is a stream which flows next to the house which comes from Hiltingbury Lakes and is a tributary of the Monks Brook. There are records of swifts, common toads, bats, stag beetles, hedgehogs nearby. The impact of the proposed single storey side extension has been reviewed in the Phase 1 and 2 Bat Surveys report by Vesper Conservation and Ecology Ltd (July 2023). The building was assessed to have low bat roost suitability. During the activity survey in July 2022, 2 bats were seen re-entering the building under the hanging tiles above the window on the southern elevation, but all the proposed works would be on the northern elevation. Picture 3 shows gaps in the hanging tiles on the north-western end of the house. The western rear elevation is also clad in hanging tiles. Any construction work affecting the hanging tiles must be done between November through April, outside of the active bat season, or if this is not possible, then any tiles which must be removed or disturbed shall be done only under ecological supervision. In the 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-work Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/10/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:Site and Surroundings

The application site contains a two storey, detached dwelling located on a large corner plot at the junction of Lennox Close and Kingsway. The property itself has a tiled pitched roof and a red brick finish at ground floor and dark brown tile hanging at first floor to all elevations. The plot is irregular in shape with it being wider at the front and narrowing moving backwards to the rear of the site. The northern boundary is now enclosed by a 2m high boundary timber fence. The surrounding area is residential in nature, predominately made up of detached dwellings of varying design and style. North west of the application site, lies Hiltingbury Lakes which is public, open space.

Proposal

This application seeks approval to construct a single storey side extension which would be located on the northern elevation of the host dwelling and the erection of a 2m high timber fence on the eastern boundary, replacing the existing boundary wall and would adjoin the newly erected fence along the northern boundary permitted under H/22/93949. The proposed fence would be of a similar appearance to the existing boundary treatment and would have a width of 6.2m (approx.). There would also be shrubbery planting in front of the proposed fence.

The proposed side extension would have a pitched roof and would measure approximately 4.7m in width, 5.6m in depth and would have an eaves height of 2.4m and a maximum height of 4.2m. This would be served by 1no. window to the front elevation, 1no. set of bi-fold doors to the rear elevation and high level gable glazing to the side elevation facing north. The extension would be finished in dark grey facing brickwork and roof tiles.

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.

Design and Layout

- The design of the single storey side extension and replacement boundary fencing is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension is single storey in nature and is set back from the front and rear elevation of the host dwelling and would result in a subservient appearance.

- The materials proposed for the side extension would be new materials not currently seen on the host dwelling. It is considered the proposed grey brick would not be too dissimilar to the dark tones already seen on the host dwelling and would not detract from the character of the property and would be acceptable.
- The fence would be identical in appearance to the boundary treatment already in place. There would still be trees and greenery within the front garden which would soften the appearance of this section of fence and as such, it is considered this fencing would still respect the character of site and the wider locality.
- Due to the property's location, the proposed extension and fencing would be visible within the public realm. However, it is considered the proposed works would not be an overly prominent feature and would blend in comfortably within the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

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.
- Due to the location and positioning of the side extension, the neighbours to the south (no. 4 Lennox Close) would not be impacted upon as a result of the development. The extension would also be suitably distanced from the neighbours to the east (no. 1 Lennox Close) and the north (no. 50 Kingsway). The proposed gable glazing would face the garden to no. 50 Kingsway, however, this glazing is high level and above head height. As such, given the above factors, the proposals would not cause any unacceptable overlooking or privacy concerns with regards to these neighbours.

Other Material Considerations

- The proposed development is sited within flood zones 2 and 3. It is considered there would not be any significant detrimental impacts in terms of flooding resulting from this development. A flood risk performance form has also been submitted as part of this application which confirms any proposed development would not create a flood risk.
- 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 ☐