

DELEGATED OFFICER REPORT

Application Ref: H/23/95513

Site Address: 17 Malibres Road, Chandler's Ford, Eastleigh, SO53 5DS

Case Officer: Summer Sharpe

Description: Construction of two-storey rear/ side extension, single storey rear extension and elevational alterations.

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Great crested newt zone • TPOs (259-E – comprising individual trees: Maple, 2no. Sweet Chestnut, Larch, Ash, Birch, Oak, small group comprising: 2no. Birch, 1no. Ash, and 1no. Rowan)		

Planning History?	Yes ☐	No ☒
There is no planning history at the application site, however there are records of works to TPO'd trees within the curtilage of the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecology:	<u>Comments 18 September 2023 (after reviewing photos):</u> I have reviewed the site visit photos and additional photos provided by the agent. Work has begun on this building and the has been replaced recently due to it being in a bad state of repair. Since there are no floors, any areas in the loft would probably have too much light from the windows for bats to be roosting inside the building but there could still be dark corners they would use. There are also still some potential bat roost features on the exterior such as areas of the roof, the front door porch and gaps where doors or windows have already been removed. The garden has been compacted and stripped of some of the vegetation, however there is still some potential wildlife habitat remaining on site. A preliminary ecological appraisal is required before determination, this should also include biodiversity enhancements. <u>Comments 11 September 2023:</u> There are multiple records of bats, stag beetles and hedgehogs in the immediate area of this property. The proposed two-storey extension will affect the roof and garden. The photo of the house on google maps (March 2023) shows this it is surrounded with scaffolding, so some work may have already been started. Close up photos of the roof, soffits, fascia, flashings, window frames, the eastern elevation and the garden are needed to determine whether a preliminary bat roost appraisal will be required. Biodiversity enhancements will be required. A bat brick and swift brick may be appropriate.		
Arboriculturalist:	<u>Comments 26 September 2023 (following the receipt of additional information):</u> I am satisfied with the report and tree protection plan, subject to condition. <u>Comments 21 September 2023:</u> Before we are able to fully assess the proposal, we will require the submission of an Arboricultural Method Statement and Tree Protection Plan. Therefore, we currently raise a holding objection.		

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), DM1 (General development), DM11 (Nature Conservation), and DM14 (Parking).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Chandler's Ford and Hiltingbury Character Areas; Kingsway and Trees and Development.

Site Visit	Yes ☒	No ☐
14 September 2023.		

Assessment:

Site & Surroundings

The application site comprises a two-storey detached dwelling situated to the east of Malibres Road. The dwellinghouse itself is finished in pebbledash with brick work at low level, and is set back from the main road by a driveway and front lawn. The site also benefits from a large rear garden, which includes TPO'd trees.

The wider surroundings comprise other detached dwellings. There are a variety of designs of dwellings including a range of materials (predominantly light render within the immediate vicinity). The neighbouring properties, namely no.15, no.23 and no.25 all appear to have been significantly altered.

Proposal

The application proposes the construction of a two-storey rear/ side extension, single storey rear extension and elevational alterations.

The proposed two-storey extension would project approx. 5.2m to the rear, spanning a width of 12.6m (approx. 2.1m wider than the host dwelling). Due to the width, there would be an element that projects further north than the host dwelling, this would, however, be set back from the principal elevation by approx. 4.9m. The proposed two-storey extension would be set down from the main dwellings ridge, measuring a maximum of 6.9m and eaves which would measure approx. 5m, and would have the same hipped roof form as the host dwelling.

There would also be a single storey rear extension positioned slightly off-centre when viewed from the rear elevation. This would project approx. 2.1m further than the proposed two-storey extension and would have a width of 3.3m. This element would have a flat roof which would measure approx. 3.3m in height.

The elevation alterations comprise materials, going from existing pebbledash to white render and a low level brick soldier course, and clay tiled roof. This would also include a canopy over the front door and solar panels on the rear of the proposed two-storey extension.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations.

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 neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application site also falls within Kingsway Character Area Appraisal, which requires development to retain sufficient garden depth and area, as well as ensuring no healthy or mature trees are adversely affected by development, and that the design of development (including extensions) is compatible with the character and good quality adjacent properties and fits well into the overall streetscene.

The proposed two-storey extension would have a large footprint, however would be set down from the ridge height of the host dwelling and would be, predominantly, situated to the rear elevation and would therefore not be overtly visible from public vantage points. It is noted that part of the two-storey extension would extend beyond the northern elevation of the host dwelling. From a site visit, these types of side extension are not uncommon within the immediate vicinity, the neighbour to the south (no.15) already benefits from a similar extension. This element of the proposal, whilst large is therefore considered to be acceptable, especially given the existing streetscene.

The proposed single storey extension is considered to be modest, situated to the rear elevation and would not be visible from public vantage points. The application also proposes elevational alterations. The proposed materials would comprise light render, given the prominent usage of this material within the immediate surroundings this is not considered to have an adverse impact upon the streetscene. The porch would be of a modest size and scale, again, other neighbouring properties have porches of varying designs, creating an attractive entrance. Lastly, the application proposes solar panels on the rear roof slope of the proposed two-storey extension, these are considered to be acceptable given their scale and siting, which would also not be visible from public vantage points.

Overall and to conclude, the proposals are considered to be in accordance with Policy DM1 of the Local Plan and the Kingsway Character Area Appraisal objectives.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

The proposed two-storey extension would be located to the rear and would be set in approx. 0.8m from the southern boundary. From a site visit it was noted that no.15 benefits from a large single storey rear extension which forms part of the shared southern boundary. The proposals are therefore not considered to have an adverse impact upon this neighbour in terms of being overbearing. Further, there are no windows proposed on the side elevation, so would not raise concern with regard to overlooking.

The proposed two-storey extension would be set in approx. 2.6m from the northern boundary. Again, on the site visit it was noted that construction works were in the process at no.19. The extensions at no.19 abut the shared boundary and therefore the proposals, given their separation distance, are not considered to have an adverse impact upon the amenities of this neighbouring property.

The application also proposes a single storey rear extension. As a result of its siting, overall dimensions and separation distance to neighbours this element is not considered to have an adverse impact upon the amenities of the neighbouring properties.

The sites rear garden also adjoins other neighbouring gardens (off of Winchester Road). These are however of a sufficient distance from the application site, as well as being screened by TPO'd trees within the rear garden of the site, thus the proposals would not have an adverse impact upon the amenities of these neighbouring properties.

The elevational alterations comprising materials, porch and solar panels are not considered to have an adverse impact upon the neighbouring amenities given their size, scale and siting. These would have a visual impact, however as assessed above, this would not be harmful.

Overall and to conclude, the proposals are not considered to have an adverse impact upon the amenities of neighbouring properties and are therefore acceptable, in accordance with Policy DM1 of the Local Plan.

Highway Safety & 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 Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The existing dwelling currently has 3no. bedrooms, whereby the Council's SPD requires 2no. off-street parking provisions, which are provided in the form of a driveway. The proposals would result in an additional bedroom thus increasing the required off-street parking provisions to 3. The proposals, would not impact the existing parking provisions, whereby it is considered that there would be sufficient provisions. The proposals would therefore be acceptable in this regard.

Trees & 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.

Due to the nature of the proposals, the Council's Arboriculturalist and Ecologist have been consulted upon.

The Council's Arboriculturalist originally raised an objection and requested additional information. The agent submitted additional information in the form of an Arboricultural Report (dated 22 February 2023). The Council's Arboriculturalist reviewed this information and concluded that the proposals would be acceptable subject to condition.

The Council's Ecologist originally requested further information and photos of the site to assess the likelihood of bats being present. The agent provided internal photos of the site and also advised that works to re-roof the dwelling had recently been undertaken. The Council's Ecologist reviewed this information and concluded that a preliminary ecology appraisal (PEA) would be required. However, from the Officer site visit and the information provided by the agent, it is not considered that this approach would be appropriate or proportionate, given the extent of works already undertaken and the existing internal state of the dwelling. It is highly unlikely that there would be any protected species on/ in the

site. It is therefore recommended that informatives (in relation to bats and biodiversity enhancements) be attached to the decision.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐