

DELEGATED OFFICER REPORT

Application Ref: H/23/95981

Site Address: 13 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 2FG

Case Officer: Claire Campbell-Best

Description: Alterations, extension and raising of roof by 1.0m and enlarged dormers to create additional first floor accommodation and single storey side extensions

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Order – 305-E, 4-E and 58-H Southern Water Sewer 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/17/79789	Alterations to roof to provide first floor living accommodation, to include 2no. dormer windows and single storey side and rear extension	Permit – 09/03/2017

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. letters of support received from nos. 6 and 10 Kingsway (summarised): • Proposal is acceptable • Alterations will be an improvement • Development will not be detrimental within street scene • No impact upon neighbouring properties		
Chandlers Ford Parish Council:	No comments received		
Ecology:	There are records of bats near this site and the proposal involves extensive work to the roof. The images of the house available on Google maps show that it has been cladded and extended recently. I don't see any potential bat roost features on these photos. Please could you add the following informative to the decision notice: In the unlikely 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-works Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		
Trees:	We raise no arboricultural objection to the proposal – there are no protected trees left to the front of the dwelling and the protected wood to the rear is at a suitable distance from the proposed development area		
Southern Water Services:	No objection – guidance notes provided		

Site Visit:	Yes ☒	No ☐
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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.

Assessment:

Site and Surroundings

The application site contains a detached bungalow with side facing dormers set within a good size plot and is located on the northeastern side of Kingsway. The property has an open frontage and is set back from the highway with a driveway and front garden which is enclosed by a low-level wall. The surrounding area is characterised with a variety of housing types, including bungalows and storey dwellings, many of the bungalows including the application site have been extended to provide first floor accommodation.

Proposal

This application seeks approval for alterations and an extension to the existing roof which would involve the roof being raised by 1.0m and enlarged, the side dormers would increase in width. The new roof would be half hipped and would be sited over the 2no. proposed single storey side extensions which would essentially increase the depth side extension permitted under planning permission F/17/79789. As a result of the roof alterations and side extensions, the front elevation would also be altered and would include 2no. bay windows, new relocated front entrance door and canopy porch. The proposals would be finished in white render to the ground floor elevations, light grey cladding to the gable ends, anthracite uPVC windows and grey tiles which would match the materials currently seen on the host dwelling.

Principle

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.

Design and Layout

- The design of the development is suited to the host dwelling in terms of its form, scale and appearance. While it is noted the proposal would raise and extend the roof and dormers, it is not considered to be unduly prominent within the street scene when compared to the bungalows within Kingsway, some of which also have raised roofs and side dormers. The proposed design would be similar to the development already seen within the wider surroundings.
- The proposed side dormers, while larger in width would be set down from the ridge and would not dominate the roof, as such they are not considered excessively bulky in terms of design.
- The change to the front elevation would alter the principal elevation, however bay windows and canopy porches feature within the surrounding area and it is not considered to detract from the character of the host dwelling or the local area.

- The development would not be an overdevelopment of the site, sufficient amenity space would remain with the development in place.

Residential Amenity

- The neighbours most impacted as result of the development would be the adjoining neighbours, nos. 11 and 15 Kingsway. The side extensions would not extend beyond the existing side built line of the host dwelling but it is acknowledged the roof and southern dormer would project closer to no. 11. This property is a bungalow with first floor accommodation which comprises of rooflights to the northern roof slope and a dormer to the southern roof slope
- The proposed new southern dormer to the application site would have 2no. windows that would serve an ensuite and office. This dormer windows would look onto the rooflights of no. 11 and while these are tilted and above head height, there is still potential overlooking and privacy concerns. To overcome this, a condition will be applied to these windows to ensure they are obscured glazed and with a top-hung opening only to protect the amenity of both the applicants and the neighbouring property.
- The proposed single storey extensions would be in close proximity to the side elevation of no. 11 where there is 1no. high level window. This window serves a lounge, during the site visit it was noted the lounge also has a patio door and windows which is the primary source of light. The fencing along the shared boundary to the rear would also screen the side extension element situated towards the rear of the host dwelling. As such, there are no concerns with regards to the extension element of this proposal.
- With regards to the other neighbour, no. 15, the side extensions and majority of the roof alterations are sited away from this neighbour. The new northern dormer would not project any closer to this neighbour and proposes 1no. window which would serve a bathroom. Currently there is already a bathroom window in a similar location which is obscurely glazed. No. 15 also has an obscured bathroom window to the first floor side elevation. Given the existing relationship, it is considered the new dormer and window would not adversely impact upon this neighbour.

Highways Safety and Parking

- Under the previous planning consent (F/17/79789) a condition was applied to ensure 3no. off-street parking spaces were provided within the site's curtilage. During the site visit, it was noted that the site can accommodate the required parking spaces and there is also ample on-street parking. As such, it is considered that the condition is no longer necessary as there are no parking or highway concerns.

Other Material Considerations

- 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 ☐