

DELEGATED OFFICER REPORT

Application Ref: H/23/95853

Site Address: 150 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NS

Case Officer: Dorothy Hei-Tung-Hoh

Description: Remodelling of roof and replacement of roofing material, internal alterations, alterations to fenestration, removal of chimney

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• Z/11213/001/00 - Extension to garage - 14/08/1974 • Z/11213/002/00 - ground floor side extension - Permit - 07/04/1982 • Z/11213/003/00 - Single storey side extension and loft conversion including increase in roof height - Permit - 23/05/2002 • H/19/86321 - 2 storey side extension, first floor extensions, raising of ridge and addition of front and rear dormers. - Permit - 22/10/2019 • H/20/88898 - Two storey side extension, first floor extensions, raising of ridge and addition of front and rear dormers (amendment to approved application H/19/86321) - 24/11/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments were received		
Parish Council:	No comments were received		
Tree Consultant:	No arboricultural objection to the proposal		
Ecologist:	The house was assessed to have low bat roost potential, one emergence survey was completed, and no evidence of bats has been found. House sparrows were found nesting at the roof edge to the front of the property.		

Site Visit:	Yes ☒	No ☐
Details: 5 th October 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 - Hiltingbury Road West)

Assessment:

The application site contains a 3-bdroom detached chalet bungalow set back from the road with a driveway providing off road parking, leading to an integral garage. To the rear of the property is a good-sized garden amenity space, mainly laid to lawn and boarded by trees and shrubs. The property falls within Hiltingbury Road West, and the main characteristic of this area is the relatively large plot sizes. A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees. Moreover, many of the streets within Hiltingbury Road West have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character. The current application is for the remodelling of the roof and replacement of roofing materials, accompanied by internal alterations, modifications to fenestration and the removal of a chimney.

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 (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing ore 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 mature trees would be felled or likely to be damaged.
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
 - iv) the existing building line along street frontages is respected.

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.
- While the proposal would not increase the height of the application property, and no extensions are to be built on ground floor (other than partially infilling the undercroft near the main entrance), it is acknowledged that there would still be a material change to the appearance of the original building. However, Hiltingbury Road largely comprises a mixture of detached properties ranging from single storey bungalows to two storey properties that vary in terms of their style, scale, massing, form, roof profiles, layout, and materials. There is no uniform character or design, albeit common themes include the fact that most properties are set back

from the road, occupy good-sized plots, and contain mature trees. A further characteristic is the large number of properties that have been extended and remodelled, with gabled roof extensions/dormers on the frontage a commonly used design feature. In view of this, the resultant dwelling would not appear incompatible or out of keeping with the area or the street scene. It would sit comfortably next to the adjacent properties.

- The proposed design is considered to represent an improvement on existing, which would integrate well and fit in well with the character and appearance of the application site and surrounding area. The proposed roof materials and external finishes would also result in the application property that relate well to its immediate neighbours and secure a high quality of design.

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.
- The proposed roof modifications are designed to incorporate gable features on the front and sides, thereby expanding the available space at the first-floor level. These alterations are focused on extending the width of the roof rather than elevating its height. This approach is considered to prevent any substantial loss of light or outlook for neighbouring properties. Furthermore, the application property is a detached dwelling, maintaining a good distance from adjacent neighbours, thereby helping to mitigate potential adverse impacts on the surrounding residential amenities.

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.
- After reviewing the submitted Full Bat Survey report by 4 Woods Ecology (July 2023), the Council's Ecologist confirmed that the house was assessed to have low bat roost potential, and no evidence of bats has been found. Informatives are recommended to be included on the decision notice.

Trees and landscaping

- The application site contains trees offered protection by a tree preservation order. However, the Council's Tree Consultant raised no arboricultural objection to the proposal.

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 proposed developments would not incorporate any additional bedrooms so the proposal would not impact on the existing car parking arrangements.

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