

DELEGATED OFFICER REPORT:**Application Ref:** F/23/95821**Site Address:** OAKWOOD COURT, OAKWOOD CLOSE, CHANDLER'S FORD,
EASTLEIGH, SO53 5NX**Case Officer:** Clare Martin**Description:** Addition of new flat roof mounted on the existing parapet wall

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within flood zone 2 • TPO within application site		

Planning History?	Yes ☒	No ☐
• Z/37643/002 - Replacement of defective flat roof with pitched roof – Allowed on appeal (June 2002) • F/19/85767 - Addition of new flat roof mounted on the existing parapet wall – Permitted (August 2019)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Tree Officer:	<u>No objection</u> The site has a number of significant trees around its periphery. Some of these trees are protected by Tree Preservation Orders. As with our comments on the previous application, the installation of the new roof will not significantly impact any retained tree, so we don't have any direct concerns regarding the proposal. Please note that our previous comments requested a condition. On reflection, and having revisited the site, we do not believe that condition is proportionate to the development proposal and so have not included this time.		
Ecology Officer:	<u>No objection</u> I have reviewed the Preliminary Roost Assessment Report by Hampshire Ecological Services (November 2023). The building is classified as having negligible bat roost suitability however there are a few potential external roosting locations such as cracks in the mortar above a window and gaps under the edges of the roofing material which could be used by bats but were too high up to check. This will require a pre-works check by a suitably qualified ecologist using an endoscope at roof level (via scaffolding) at any time of year, or as an alternative a pre-works emergence check can be done between May and August/September. As the building is assessed to have negligible bat roost suitability, these checks can be conditioned. As biodiversity enhancements the report recommends two swift nest boxes attached to the house and one Woodstone bird box (or similar) attached to a mature tree in the garden. Additional planting to attract pollinators and other wildlife as mentioned in Appendix C of the report is encouraged.		

Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out on 27/9/23		

Pre-commencement Conditions:	Yes ☒	No ☐
Details: Agent has agreed to pre-commencement ecology condition		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development) & DM11(nature conservation) Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Proposal:
The application is a small-scale development to replace the existing flat roof over the block of flat with a roof that has a slight incline over the parapet walls. At most the roof will be raised 320mm to one side. The current scheme is an exact resubmission of an earlier approved application, which has now expired (F/19/85767). Since approving the earlier application, the Council has adopted the Eastleigh Borough Local Plan (2016-2023). However, the planning considerations and site circumstances have not changed materially since the original scheme was assessed and is therefore recommended for permission.

Assessment:
The development is considered acceptable and complies with planning policy in that: Principle The site is within the urban edge where the principle of development is acceptable. Character and Appearance The design of the replacement roof is similar to the existing structure and is suited to the host dwelling in terms of its form and appearance. The building is set back from the main

(Hiltingbury Road) set amongst existing mature trees therefore the alterations will not be highly publicly visible and will not detract from the character and appearance of the building or area.

Residential Amenity

The nature and siting of the development means that it is not considered to have an unacceptable impact on the amenity of the neighbouring residential properties in terms of loss of privacy, light or outlook. The development accords with guidance set out in the 'Quality Places' SPD. The alterations should also help to improve the condition of the existing building and therefore the amenity of residents of the block of flats.

Trees

The Tree Officer raises no objection subject to a condition regarding storage of materials so as to not impact on the surrounding protected trees during construction.

Ecology

A preliminary bat roost assessment has been submitted, which considers the building to have negligible bat roost suitability. No objection has been raised by the ecology officer, although a pre-commencement check by an ecologist is required to examine the few potential external roosting locations which were too high up to check. The assessment also outlines biodiversity enhancements, which will be secured via condition.

There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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, development plan and emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...