

DELEGATED OFFICER REPORT

Application Ref: H/23/95796

Site Address: 82 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey side extension to replace car port. Veranda at rear of extension to link to terrace. Terrace to be extended down to garden. Single storey covered area on existing terrace. Detached single storey garden room within the rear garden, adjacent to the west boundary.

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s) on site and blanket TPO on adjacent properties		

Planning History?	Yes ☒	No ☐
• F/09/65760 - First floor and two storey side and rear extensions, single storey side extensions, and erection of replacement porch canopy to front elevation following demolition of single storey side extension - Refuse Planning Permission For - 23/11/2009 • F/10/66428 - First floor & two storey side & rear extensions, single storey side carport & erection of replacement porch & front elevation following demolition of single storey side extension - Permit - 25/02/2010 • F/12/70782 - Construction of single storey side extension with attached carports & replacement porch canopy - Permit - 04/07/2012		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One representation was received commenting on the originally submitted proposal, concerning the proposed veranda will cause overlooking problem and therefore there is a potential loss of privacy. Following the submission of the amended scheme now being considered, only one representation was received from the same neighbour, again highlighting the concerns of overlooking.		
Parish Council:	No comments were received.		
Ecologist:	No objection on grounds of ecology.		
Tree Consultant:	No arboricultural objection to the proposal, subject to the following condition: <i>The development must accord with the arboricultural report reference HBD2321IAMS1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.</i>		

	<i>Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.</i>
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. • Reuse • Infiltration • Watercourse • Storm sewer • Combined Sewer It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Site Visit:	Yes ☒	No ☐
Details: 28 th September 2023		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Hedge End, West End and Botley (HEWEB 3)

Assessment:
The application property is a spacious detached two-storey dwelling situated on a generously sized plot. The site features frontage parking and an in/out drive arrangement. The rear garden is sizable but exhibits varied topography, sloping from the front towards the rear, resulting in different terrace areas and staircases to optimise its use. The immediate surrounding is residential in nature characterised by large, detached properties with mature trees. The current planning application aims to extend the existing terrace, introduce a single storey side extension with a rear veranda to replace the existing carport, and add a covered area within the existing terrace. Additionally, the proposal includes a detached single storey garden room positioned at the lower end of the rear garden. After visiting the neighbouring property at 84 Chalk Hill, it was noted that the trees along the shared boundary do not adequately screen to address potential overlooking concerns. Specifically, individuals standing on the proposed veranda at the end of the side extension may easily overlook the garden of 84 Chalk Hill. As such, subsequent discussions with the agent resulted in an agreement to extend the timber cladding, utilised on the proposed side extension, to the corner of the veranda instead of implementing the initially proposed glass balustrade along the veranda's side.

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 Hedge End, West End and Botley (HEWEB 3) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain predominant orientation of ridgelines in the existing development relative to the slope
 - ii) Maintain the predominant hedge/tree plot boundaries
 - iii) Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels on on-plot planting

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.
- The proposal comprises multiple elements, notably a sizeable single storey side extension and a garden room. However, the plot benefits from being of a generous size, it has adequate space to accommodate the proposed additions without leading to overdevelopment. Sufficient amenity space can still be maintained on the site.
- Given the site's topography, the proposed single storey side extension would essentially appear as a two-storey structure. Nevertheless, it is considered that the presence of neighbouring trees along the shared boundary and the existing boundary treatment would largely screen the side extension. Therefore, when viewed from 84 Chalk Hill, it would retain the appearance of a single storey structure, minimising a substantial visual impact.
- Only the front elevation of the proposed side extension would be visible from public vantage points, but its design and roof form would be closely resembled those of the existing carport. Therefore, it is anticipated that this replacement addition would not draw attention and would not create adverse visual impacts within the vicinity.
- The choice of exterior materials for the proposed covered area and side extension would match the existing natural timber cladding elsewhere on the property. This choice ensures these additions would harmoniously integrate with the host dwellinghouse, effectively blending into the surroundings without causing visual disruptions.

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.

- Despite the proposed side extension's proximity to the shared boundary, it was noted from the site visit that 84 Chalk Hill is positioned at a considerable distance from this boundary. As a result, this extension is not anticipated to create a sense of enclosure or result in any significant loss of light and overshadowing for this neighbouring property.
- 84 Chalk Hill's primary concern revolves around potential overlooking issues from the proposed veranda. With the side of the veranda already addressed by cladding, direct sight from the side has been mitigated, thereby alleviating potential overlooking concerns. However, concerns persist regarding the rear of the veranda due to its height and proximity to the shared boundary, potentially allowing sight into the lower part of 84 Chalk Hill's rear garden. However, it is considered that the impacted area is not the primary amenity space and therefore, the impact is not deemed significant enough to justify refusal, particularly considering the substantial size of 84 Chalk Hill's rear garden.
- Similar to the proposed veranda, the side of the covered area would be covered by cladding, mitigating any potential overlooking issues.
- While the garden room is quite large in size, the layout and facilities depicted on the site plan suggest that it is not intended for use as a separate dwelling. Therefore, it is not expected to cause detrimental effects on adjacent neighbours.

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.
- The Council's Ecologist advised that there is a fairly high level of tree cover in the vicinity of Chalk Hill, with some woodland located to the rear of the site. The woodland adjacent to the boundary is not priority habitat and has no designation. In addition, there are no records of protected species relevant to this application, although bats are likely to forage around the trees in this area. The proposed extensions/garden room do not generally impact on features which could support bats and are therefore unlikely to impact upon protected species or features of raised habitat interests. Overall, the proposals as presented are not contrary to draft Local Plan Policy DM11 (Nature Conservation) and as such the Ecologist raised no objection on grounds of ecology.

Trees and landscaping

- There are protected trees on site and blanket TPO on adjacent properties and therefore the Council's Tree Consultant has been consulted as part of this planning application. To retain and protect the existing trees which form an important part of the amenity of the locality, it was suggested by the Tree Consultant that the development must accord with the arboricultural report reference HBD2321IAMS1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

- Following the site inspection of the adjacent neighbour (84 Chalk Hill), there are concerns regarding the proposed side extension's potential influence on the neighbour's trees. To address this, guidance was sought from the Tree Consultant to assess the necessity for additional conditions. The Tree Consultant reassured that as long as the principles in the arboricultural report are followed, a significant impact on the adjacent trees was not expected.

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.
- There is more than adequate space for parking within the curtilage. No objection on highway grounds.

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 Environment 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