

DELEGATED OFFICER REPORT

Application Ref: H/23/96282

Site Address: 11 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

Case Officer: Claire Campbell-Best

Description: Two storey side and rear extension with raised decking in rear garden

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area National Rail 10m Consultation Buffer		

Planning History	Yes ☐	No ☒
The site does not appear to have any planning history.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Comments upon review of site photos received 27/11/2023:</u> I have reviewed the site photos. There are two potential bat roost features on the rear elevation of the building which should be checked by a bat-licensed ecologist. A preliminary bat roost appraisal is required. The ecologist's report can also provide the precautionary working method statements. The presence of protected species is a material condition and must be determined before planning permission can be granted. This proposal would replace a vegetated garden with an extension and raised decking which would decrease biodiversity on site. It is not clear whether the trees and shrubs would be removed under this proposal, but biodiversity net gain rather than net loss is required. This can be demonstrated in a biodiversity enhancement plan, which can be conditioned. <u>Original comments received 02/11/2023:</u> This site is in an amber great crested newt impact risk zone. There are records of bats and hedgehogs very close to the site, and common toads in the neighbourhood. The proposal involves the roof on the side and rear elevations and would replace the existing single storey extensions. To determine whether further survey is required I need to review photos of the entire roof, soffits, fascia, and the garden areas which would be impacted by the extension. How much of the garden would be covered by this proposal including the decking? A precautionary working method statement for bats, amphibians and hedgehogs will be required. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.		
Network Rail:	No objection		
HCC Waste and Minerals:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: 27/11/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.

Assessment:

Site and Surroundings

The application site contains a detached two storey, brick-built dwelling with front ground to first floor bow windows and a single storey rear and side extension located on a prominent corner location on the junction of Oakmount Avenue and Howards Close. The dwelling sits on a slightly elevated position; the principal elevation fronts Oakmount Avenue and is set back from the road by a hardstanding driveway. The ground slopes away from the property at the rear where there is a private enclosed garden, garage and driveway which is accessed via Howard Close. The surrounding area is residential in nature; to the south east are detached two storey dwellings, to the south west are predominately detached single storey bungalows.

Proposal

This application seeks approval for two storey side and rear extension that would wrap around the south western section of the host dwelling. There would also be a new front porch and to the rear there would be decking which would lead off from the rear extension.

The two storey side element would have a hipped roof, maintaining the ridge line and would sit flush with the principal elevation to the host dwelling. A new double frontage would be created, the side element would mirror the ground to floor bow window design seen on the host dwelling along with the new front porch. The side element would measure approximately 3.3m in width, 8.2m in depth and 6.6m in height.

The two storey rear element would have a double pitched roof, which would be set down from the main ridge and would measure approximately 4m in depth, 9m in width (incorporating the side extension) and 6.6m in height.

There would also be elevational alterations to the property; all elevations would be finished in through colour render (colour unknown) with a brick plinth. The proposed fenestration and roof tiles would match the host dwelling.

The proposed decking would extend approximately 2.5m into the rear garden, it would have a width of 7.3m and a height of 0.45m and would be enclosed with a glass balustrade, 1.1m in height.

Principle

The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approved 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.

Character and Appearance

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban area, 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.

11 Oakmount Avenue occupies a prominent corner position in the surrounding area, with two elevations fronting the highway. The proposed extensions are substantial in size; the side element lacks subservience to the host dwelling and while the rear element is set down slightly, the excessive depth of the extension is bulky and with the side element combined, the proposal results in a disproportionate and visually dominant feature particularly when viewed from Howard Close which is set on lower ground levels and where there are mostly single storey bungalows.

This would be further exacerbated by the use of render to all elevations; render is seen within the locality but is not a prevailing material. Ultimately the scale and massing of the proposals are considered unacceptable and detrimental to the character area. The introduction of render to all elevations would create a contemporary design not respectful to the host dwelling. It would further emphasise the proposals and would be at odds with the prevalent brick-built properties in the nearby vicinity and would draw undue attention to itself and detracting from the overall appeal of the street scene.

With regards to the proposed raised decking within the rear garden, this is considered to be acceptable in terms of design. While the decking leads off from the rear extension, drawing further drawing attention to the excessive depth to the proposals, in isolation the raised decking is a modest height and proposes a clear, glazed balustrade. This element of the proposal would be screened mostly by the existing boundary treatment within the area and would not be overly visible within the public realm. As such, this element of the proposal is considered acceptable in terms of design.

Overall and to conclude, paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. In conclusion, the excessive size, unsympathetic design and incongruent materials of the proposed extensions combine to create a harmful impact on the host dwelling and character area.

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 neighbours most impacted as a result of the proposals would be the adjoining neighbour, no. 10 Oakmount Avenue and the neighbours south west of the site within Howard Close.

No. 10 is positioned further back than no. 11 and there is a 1.5m separation distance between the two dwellings. No. 10 has a ground and first floor window on the side elevation facing no. 11 which serves a utility room and bedroom. The proposed two storey rear extension would block the light received to these windows, however the bedroom window is a secondary window and the utility room is considered a non-habitable room. As such the extension, while considered unneighbourly, would not adversely impact upon no. 10 to an unacceptable degree.

With regards to the neighbours to the south west within Howard Close, the proposed extension is not considered to adversely impact upon these neighbours. The proposed windows to the side element at ground floor level are positioned closer to 2 Weardale Road but as there are already windows in similar locations which are mostly screened by existing boundary treatment in the area, the proposed windows are not considered to impact significantly upon this neighbour. The proposed first floor window would serve a bathroom and would be naturally obscured glazed which offers privacy to the occupants of no. 11 and 2 Weardale Road.

The proposed windows to the rear element would increase from 2 to 3 and would project closer to nos. 1 and 9 Howard Close. 1 Howard Close is orientated so that its side elevation faces the rear of no. 11 and this side elevation has no windows. There is a 27m (approx.) separation distance between the first floor windows between no. 11 and 9 Howard Close which is more than the recommended guidance of 22m as set out in the 'Quality Places' SPD. As such, the rear element would not adversely impact upon these neighbours.

The proposed raised decking would have a 1.8m high and 2.5m wide screen fence along the south eastern side. Combined with the raised decking, the overall height would be 2.25m. The screen fence and decking would not project further than the rear built line of no.10 and would not generate any loss of outlook or light concerns. The screen would ensure the privacy within the rear gardens at the properties would be retained. This combined with existing fencing along the shared boundary would continue to screen the proposed decking adequately. It is also important to note the garden slopes to the rear, due to this, wider views can be obtained. It is considered with the screening in place and the existing relationship, the proposed decking would not impact significantly upon no. 10. With regards to the neighbours within Howard Close, it is considered the existing garages, sheds and boundary treatments would adequately screen the proposed decking from these properties and their gardens are orientated away from the garden of no. 11. As such, the raised decking does not generate significant privacy and overlooking concerns.

As such, while the proposal is not acceptable in terms of design, ultimately it would not adversely impact upon the neighbouring amenity.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developer 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 initially requested site photos, upon review of these photos, they advised a preliminary bat roost assessment would be required, this should also include biodiversity enhancements. Had the application been considered acceptable with regards to its design, this information would have been requested and biodiversity enhancements could have been secured via condition.

Highways Safety 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 proposal would result in an additional bedroom, resulting in a 4no. bedroom dwelling. This would require a minimum of 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. During the site visit it was noted the driveways to the front and rear of the dwelling as well as the garage can accommodate the required off-street parking.

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:

Reasons for Refusal:

- 1) The combination of the proposed two storey side and rear extension by reason of their substantial size, scale, position and unsympathetic design, would result in a disproportionate, excessive and visually prominent addition fronting Oakmount Avenue and Howard Close. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).**
- 2) Due to there being potential bat roosts on site, in the absence of a Preliminary Bat Roost Assessment, it is not possible to determine that the**

development would not have an adverse effect on protected species. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

Recommendation:

PERMIT ☐

REFUSE ☒