

DELEGATED OFFICER REPORT

Application Ref: H/23/96501

Site Address: 20A OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LX

Case Officer: Claire Campbell-Best

Description: Replacement hipped roofs to front dormer windows and erection of front canopy porch

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Order 293-E (Oak tree to the frontage of the property)		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/21/91476	Front and rear extensions, re-roof existing garage, refurbish front and rear dormer windows	Refuse – 02/11/2021
F/10/67132	Single storey rear extension	Permit – 22/06/2010
Z/06865/002	Insertion of dormers	Permit – 11/06/1984
Z/06865/001	Garage and utility extension	Permit – 24/01/1984
Z/06865/000	Erection of semi bungalow	Permit - 1961

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Chandlers Ford Parish Council:	None received		
Ecology:	<u>Updated comments after review of site photos received 18/01/24:</u> The re-roofing of this building as shown in the site visit photos, would have eliminated any potential bat roost features. Unfortunately, there is no way to determine this now. Biodiversity enhancements such as bat and swift nest boxes could be added to the gable ends of the building. <u>Original comments received 21/12/24:</u> The site is in a green impact risk zone for great crested newts. There are records of bats very close to the site and records of common toads and swifts in the vicinity. To determine whether a survey will be required, I need to review close-up photos of any areas which will be affected by the proposals.		
Trees:	No objection		

Site Visit:	Yes ☒	No ☐
Details: 17/01/2024		

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 comprises a detached bungalow located to the west of Oakwood Road. The property benefits from 2no. front dormers, 1no. rear dormer (permitted in 1984), a single storey rear extension (permitted in 2010), and an attached garage which projects forward of the principal elevation of the host dwelling. At the time of the site visit, the roof tiles were being replaced with grey concrete roof tiles (carried out under permitted development). The property is set back within the plot, allowing for the garage, driveway and front garden area. There is a large, protected Oak tree located to the eastern boundary of the site, fronting the road. The wider surrounding area is characterised by detached residential dwellings of different styles, designs and sizes. Front dormers are a common feature within the vicinity, the majority of these are modest with hipped roofs.

Proposal

The application seeks permission to change the roof form to the existing front dormers from flat roofed to hipped. This would increase the overall height of the dormers to approx. 2m (from 1.1m). The width and depth of the dormers would remain unchanged. The dormers would also be finished with roof tiles to match the roof of the host dwelling and horizontal timber cladding to the side cheeks which would match the colour of the existing timber windows.

The application also proposes a new front canopy porch with open sides. This would have a mono-pitched roof supported on timber posts and would measure approximately 3.9m in height, 1.7m in depth and 3.4m in width. The porch also proposes roof tiles that would match the host dwelling.

Principle

The application site falls within the urban edge, whereby alterations or extension to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following conditions.

Design

- The design of the proposed hipped roofs and cladding to the front dormers and front canopy porch is suited to the host dwelling in terms of its form, scale and appearance.
- The change in roof form would add additional mass and bulk to the front dormers, however the dormers would still be set down from the ridge of the main house and are still of a modest size. As such, the dormers would not be considered a prominent feature to the roof of the host dwelling.
- It was noted during the site visit front dormers are commonplace in the vicinity, many of which have hipped roofs. Therefore, the proposed change to the dormers would be in keeping with the wider surroundings.
- The proposed timber cladding to the dormer cheeks would be a new material to the host dwelling, however, this a small expanse and considered non-obtrusive not likely to cause material harm to the character of the dwelling. It was also noted other dormers in the area have similar cladding to the sides. Therefore, this material would be respectful to the character area.

- The proposed porch is considered a modest and lightweight addition to the host dwelling. It would be set back from the existing front garage and would still allow the front of the site to retain the front garden and parking without appearing cramped or cluttered. Furthermore, there is a variance of porches with Oakwood Road and it is considered the proposed porch would blend comfortably within the street scene.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

Residential Amenity

- Owing to the location and nature of the proposals, the development is not considered to have an adverse impact upon the neighbouring amenities. Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other Material Considerations

- The site has a protected oak tree to the front of the site. The Tree Officer was consulted upon and concluded they have no arboricultural objections to the proposals.
- 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 ☐