

DELEGATED OFFICER REPORT

Application Ref: H/23/96435

Site Address: 73 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FH

Case Officer: Claire Campbell-Best

Description: Single storey rear extension, loft conversion to include hip to gable roof alterations and rear dormer and front porch

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Orders – 280-E and 7-E		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/12/71584	Single storey side and rear extension following demolition of existing utility room	Permit – 12/05/2012
Z/31107/000/00	Erection of two storey side extension	Permit – 01/08/1989

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One objection from 2 Wychwood Grove:</u> The height and presence of the windows in the loft in 73 Kingsway would considerably overlook our property in 2 Wychwood Grove creating a loss of privacy for us. The design of the roof extension would be visually intrusive. <u>One comment from 4 Wychwood Grove (summarised):</u> • Hedge along the rear boundary is too high • The rear dormer causes privacy and overlooking concerns • Change in roof form will change the character of the street • Over development • Overbearing <u>LPA Response</u> In response to the high hedging along the rear shared boundary, this is considered a private, civil matter between the neighbouring properties. The other points raised will be covered in the assessment below.		
Chandlers Ford Parish Council:	No comments received		
Ecology:	<u>Updated Comments on Bat and Protected Species Survey & CEMP received 05/02/24:</u> I have reviewed the Bat and Protected Species Survey & CEMP by Eco Logic (January 2024). The report states that bats were not present at the time of the survey and it is unlikely that bats would be present in this building. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England		

	must be called. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. <i>As a precautionary measure during the works, any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential access to these areas by fox, hedgehog etc., which could cause entrapment or injury, with a suitable small animal escape ramp in the unlikely event of entrapment.</i> The biodiversity enhancements recommended in the report are satisfactory and can be implemented. New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals (theilp.org.uk) <u>Original Comments received 30/11/24:</u> This property is within an amber impact risk zone for great crested newts, with records of bats, hedgehogs and stag beetles nearby. There are records of nesting swifts in the wider area. The proposed rear extension and front porch would be on existing hard standing, however the photo of this house on Google maps shows some potential bat roost features on the roof. A preliminary bat roost appraisal, a precautionary working method for terrestrial great crested newts, stag beetles and hedgehogs, and biodiversity enhancements are required. The precautionary working method should include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
Trees:	<u>Arboricultural Documents</u> None <u>Comments</u> There is a walnut tree on the boundary between the application property and no. 71. This tree is subject to a Tree Preservation Order, along with several others in the rear gardens of the two properties. There are no trees of significance to the front of the application property. Our principal concern is the extension to the patio, as this has the potential to impact the rooting system of the tree. We will require the submission of an arboricultural method statement and tree protection plan, which should help to mitigate impacts. Because we feel that the proposal is ultimately feasible, we can allow the relevant arboricultural information to be submitted precommencement under a planning condition. Therefore, if you are minded to approve the application, please condition the following: No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The

	approved documents must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 07/12/2023		

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; Chandlers Ford and Hiltingbury Character Area Appraisals.
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Assessment: <u>Site and Surroundings</u> The application site contains a large detached 1930's dwelling with a hipped roof set within a good size plot. The property is set well back from the highway by a large gravel driveway, the rear garden is enclosed with a mixture of fencing and mature hedging and trees, some of which are protected. The surrounding area consists of mixed styles and design of detached two storey properties, many of which have been heavily extended over the years. <u>Proposal</u> This application seeks permission to erect a single storey rear extension, a loft conversion which would include hip-to-gable roof alterations and a rear dormer and front porch. The single storey extension would replace the existing single storey rear extension but would almost span the width of the host dwelling and would have an 'L' shaped footprint. This would have a flat parapet roof and would be finished in vertical timber cladding. The loft conversion would include roof alterations as noted, the hip-to-gable alterations would be finished in materials that would match the host dwelling. The rear dormer would have a flat roof and would sit centrally on the rear roof slope of the property with rooflights either side. The dormer would be finished in zinc vertical cladding that would match the colour of the existing roof tiles. The front porch would have a pitched roof, the proposed front elevation would comprise a fully glazed door and panels. The side elevation proposes a picture window and timber cladding. <u>Principle</u> The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered as set out below. <u>Design and Layout</u>
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- Overall, the scale, form and appearance of the proposals are considered to be acceptable. The proposed single storey extension while fairly sizeable, is proportionate and subordinate to the host dwelling. It would not extend beyond the rear built line of the properties within this section of Kingsway. Additionally, this element and introduction of new materials would not be visible from the public realm and would not alter the appearance street scene.
- It is acknowledged the hip-to-gable alterations would alter the current roof form; however, it was noted during the site visit there are properties in the local vicinity with pitched roofs. The properties along Kingsway have a good amount of space between them, and it is considered the roof alterations would blend into the street scene and not disrupt the general pattern of development. It should also be noted that these roof alterations could be carried out under permitted development, taking this and the abovementioned into account, the proposed roof form change would not materially harm the surrounding area to such a degree that it warrants refusal on design grounds.
- The proposed rear dormer, while relatively substantial in respect of its size and scale, it would be sited to the rear of the host dwelling and is not significantly prominent within the public realm. It was noted, there would be views of the proposed dormer northeast of the site in Kingsway Gardens, due to this, the colour of the proposed zinc cladding was amended from grey to brown which will match the colour of the existing roof tiles. Again, much like the roof alterations, a rear dormer could be constructed under permitted development rights which is a material consideration in this assessment of this application. Overall, it is concluded the proposed dormer and its amended materials are deemed acceptable in terms of design and scale.
- The front porch would alter the front elevation to the host dwelling; however the porch is considered modest and non-obtrusive. There is a variance of porches within the locality, and it is considered this element would be in keeping with the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

Residential Amenity

- Concerns have been raised the proposed dormer has the potential to overlook the rear gardens southeast of the site in Wychwood Grove. There would be approximately a 30m separation distance between the proposed dormer to the rear boundary of the application site and a 55m separation distance between the dormer and the rear elevations of the properties within Wychwood Grove. The 'Quality Places' SPD recommends a minimum of 27m separation distance between second/first floor habitable windows. Therefore, a 55m separation distance is more than adequate and mitigates any unacceptable overlooking and loss of privacy. Additionally, there is mature hedging and protected trees between the rear boundaries of Kingsway and Wychwood Grove with provide additional screening.
- The single storey rear extension as a result of its location, would mostly impact the adjoining neighbours, nos. 71 and 75 Kingway. The proposed extension closest to no. 71 would replace a rear extension of the same depth, but there would be an increase in height of 0.5m. This increase is not considered to impact upon this neighbour by way of loss of light, outlook or privacy as they have a similar extension of the same depth with no side facing windows. Additionally, the existing boundary treatment would screen the majority of the structure from this neighbour.
- The proposed extension closest to no. 75 would extend 6m further into the rear garden but would be set in from the boundary by 1.1m. The boundary treatment would also screen the majority of the extension due to its single storey nature. As such, it is considered there would be no adverse harm to amenities of this neighbour.
- Owing to the position and location of the proposed porch, this element is not considered to cause adverse harm to the nearby neighbours.

- 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.

Highways Safety and Parking

- The proposed loft conversion would result in an additional bedroom, resulting in a six bedroom property. This would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required parking can be accommodated by the driveway to the front of the site.

Trees

- Due to the protected trees contained within the site, the Council's Tree Officer was consulted upon. They advised the single storey rear extension has the potential to impact upon the rooting system of these trees and requested an arboricultural method statement and tree protection plan as a pre-commencement condition. The agent has agreed to this condition via email.

Ecology

- Owing to the works proposed to the roof, Ecology were consulted upon and The Council's Ecologist requested a preliminary bat assessment and a construction ecological management plan (CEMP). The Bat and Protected Species Survey and Construction Ecological Management Plan was received 31 January 2024 and was reviewed by The Council's Ecologist. They concluded they were content with the measures set out in the survey. As such, it is recommended that this be secured via condition. In addition biodiversity enhancement are recommended to be included by way of informative.

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 ☐