

DELEGATED OFFICER REPORT

Application Ref: H/23/96598

Site Address: 21 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: front porch, alterations to the rear fenestration, raising the roof height by 200mm to the single storey side and rear flat roof additions (Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• Z/12326/001/00 - Erection of single storey side extension - Permit - 14/02/1975 • Z/12326/002/00 - two storey side extension - demolition of existing garage - Permit - 16/07/1981 • F/05/54212 - Addition of rear conservatory following demolition of utility room - Permit - 05/07/2005 • H/23/94459 - Loft conversion with front and rear dormer, partial garage conversion and the remaining front part to be extended in line with front of the house, two storey side extension, single storey rear extension and alteration to fenestration - Withdrawn By Applicant - 27/02/2023 • H/23/94866 - First-floor side extensions on either side of the property, single storey rear extension, partial garage conversion and the remaining front part to be extended in line with front of the house, and alteration to fenestration (Amended description) - Permit - 28/06/2023 • DC/23/95632 - Discharge of Condition 4 (Tree Protection Plan) of H/23/94866 - Discharged - 18/08/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two objections were received regarding the application. Concerns were raised regarding the proposed developments extending beyond the property boundary and the potential impacts on the trees as well as ventilation issues.		
Parish Council:	No comments were received.		
Tree Consultant:	No arboricultural objection, subject to the condition.		
Ecologist:	Bats: Regardless of planning permission, if any bats or signs of bats are found, the applicants still have a legal obligation under the Wildlife and Countryside Act to stop all work and to call Natural England for advice. Other wildlife: Since work has already started, any habitat which may have been present in the impact zone will have been removed. If any other wildlife is found on site, all work must stop, and an ecological		

	consultant should be asked for advice. The site photos do not show the rest of the garden, so it is difficult to recommend suitable biodiversity enhancements. A general recommendation would be to include at least one bat box, one swift nest box and a wide range of flowering plants to attract pollinators especially night scented plants to attract moths as food for bats. The websites in the ecological response of 8/1/24 will provide this information. A biodiversity enhancement plan showing the locations of these features can be conditioned and should also show the position of any exterior lights and windows to ensure that bat boxes not illuminated by exterior lighting or light spill from windows or roof lights.
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. 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: 27/01/2023		

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 Appraisals (Chandler's Ford and Hiltingbury Character Areas – Hiltingbury Road West)

Assessment:
The application site contains a two-storey, detached, 6-bedroom dwelling with an attached catslide roof garage. The front of the site is fairly open with no discernible boundary treatments other than trees and hedges. To the rear is a private garden amenity space. The surrounding area is residential in nature and made up of sizeable, detached dwellings on good-sized plots. There are a mixture of styles and designs to properties within Gordon Road, but all are set back from the road with driveway and there are grass verges on either side of pathways, giving the area a spacious and open character. Initially, the proposal description referenced previously approved developments in H/23/94866, resulting in confusion. Upon clarification with the agent, it was confirmed that the current application solely proposes a new front porch, alterations to fenestrations, and an increase in the height of the side and rear flat roof additions by 200mm. It was noted that works on the previously approved developments have commenced. This report will only focus on the newly proposed elements. <u>Principle</u> 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 Chandler's Ford and Hiltingbury (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy mature trees would be felled or likely to be damaged
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
 - iv) the existing building line along street frontages is respected

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 proposed front open porch is considered a modest addition to the host dwellinghouse. Its visual impact is anticipated to be minimal, and it is not expected to generate adverse impacts on the street scene or the area's overall character. Additionally, it has the potential to enhance visual interest in the front elevation.
- Regarding the proposed alterations to fenestrations and the increase in the height of flat roof additions, it is considered that these changes will not be readily noticeable, thus resulting in minimal visual impacts.

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.
- The adjacent neighbours have raised objections to the proposal, although it appears that some of the comments relate to the previously approved developments. Regarding the current application, which solely proposes a front porch, alterations of fenestration, and an increase in the height of the side and rear additions, none of these elements are considered to encroach upon the neighbour's boundary line. Additionally, the proposed height increase of 200mm is not expected to result in overshadowing, loss of light, or a significant loss of outlook to a degree that would warrant refusal. It is noted that a new first-floor side-facing window is included in the proposal, and therefore a condition will be imposed to limit this window to obscured glazing to prevent overlooking and safeguard neighbour privacy. Other concerns raised by the neighbour regarding ventilation and damp problems are noted but fall outside the scope of material planning considerations.

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 application property is located in a green impact risk zone for great crested newts, with records of bats, hedgehogs, and water shrews nearby. Additionally, there is a stream to the east of the neighbouring property. Therefore, the Council's Ecologist has been consulted as part of this application. After reviewing the site photos, it was determined that recommending suitable biodiversity enhancements is challenging. Therefore, a biodiversity enhancement plan will be conditioned.

Trees and landscaping

- The adjacent neighbour has also expressed concerns about the impact on the surrounding trees. Indeed, there are several significant trees to the rear of the application property that are subject to Tree Preservation Orders (TPOs). Therefore, the Council's Tree Consultant has been consulted as part of this application. After reviewing the proposal, it was advised that the closest tree, a birch, should not be impacted by the placement of the proposed development. However, there is a risk associated with construction access and activities within the root protection zones of the tree, as well as from the soakaway in the rear garden. Therefore, the Council's Tree Consultant did not object to the proposal but subject to a condition.

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.
- The proposed front porch is not considered to encroach upon the space of the existing driveway. The proposal will not impact the existing parking arrangement.

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, 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 ☐