

DELEGATED OFFICER REPORT:**Application Ref:** H/24/96710**Site Address:** 95 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AD**Case Officer:** Clare Martin**Description:** 2 storey front and rear extensions with new roof over and 1st floor side and single storey rear extension

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • TPO trees within site		

Planning History?	Yes ☐	No ☐
• Z/04111/001 - Erection of two storey extension to existing dwelling – Permitted (July 1974)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations: (summarised)	<u>3 letters of objection (76 & 93 Lakewood & 24 Randall Road)</u> <u>and 1 comment letter (62 Lakewood Road)</u> <i>Residential Amenity</i> • Concern regarding large size of extension (massing, depth and width), extensive windows and elevated position in relation to 24 Randall Road resulting in visual intrusion, loss of privacy and light pollution into their rear garden. • Most of the garden shrubs, hedgerows and plants were removed before planning permission was applied for, which previously afforded privacy to no.24. Would like to see a biodiversity and landscaping condition applied. • Development would be visually intrusive and result in a loss of privacy from first floor side windows and balcony facing no.93, if existing mature lawson hedge is removed or replaced. • Loss of hedge is unnecessary for the development to proceed. Due to the small gap between southern hedge and neighbour they would be unable to introduce a new hedge of their own. • Proposed 1.8m high privacy screen on side of balcony would not be sufficient and would prefer solid screen to prevent light transmission. Additional noise from use of balcony. • On Eastleigh Borough Council's advice extension at no.93 was only designed with one bathroom window and single rooflight on northern side elevation. The amount of southern side facing windows is extensive and inconsistent with earlier advice, resulting in not just overlooking but also light pollution. • The Council has refused smaller balconies and other 1st floor windows directly overlooking neighbouring properties in the locality. <i>Other Impacts</i> • The Northern section of Lakewood Road is part of a special planning policy area setting out development guidelines. The planning application would set a precedent for future development.		

	• Excessive amount of glass, which is out of keeping with location. • Over development • Impact on wildlife. <u>Planning Officer Response</u> • The development's impact upon character & appearance, residential amenity (in terms of outlook, light and privacy), ecology and amount of development will be considered in the assessment section. • While it is disappointing that the Applicant has removed shrubs and vegetation from their rear garden this can be done without requiring permission and it is not reasonable to impose a replacement landscaping condition on the householder planning application (as it would not meet the five condition tests). • It is noted that obscure glazing on the balcony and side windows would still allow some light transmission, but this is unlikely to be to such an extent as to warrant refusing the development. While the Applicant may choose to install additional external lighting this can usually be done without requiring planning permission and as such it is not appropriate to consider lighting as part of this householder planning application. • The level of noise from the people using the proposed balcony is unlikely to be significantly higher than that expected within a residential area. However, should the new residents cause significant disturbance then The Council has separate statutory nuisance controls. • Each application is considered on its own merits based and the impact is likely to be different depending upon the design of the development and relationship to neighbouring properties. Therefore, precedent cannot be considered as part of this planning application.
Tree Officer:	<u>No Objection</u> The site contains a significant number of trees protected by Tree Preservation Orders. Most of the trees are located to the rear of the application property, but there is a large Scots pine and a birch in the front. For the most part the arboricultural information supplied with the application is sufficient in demonstrating that the proposal can be achieved without significant harm to the important trees on site (and on neighbouring properties). As such, we have no issues with the development of the residential structure.
Ecology Officer:	<u>Protected Species</u> I have reviewed the Phase 1 and 2 Bat survey report by Vesper Conservation and Ecology Limited (September 2023). The single storey extension is a confirmed day roost for brown long-eared bats, and will require a license from Natural England before the start of works. The license can only be applied for after planning permission has been granted. The method statement and mitigation outlined in the Phase 1 and 2 Bat survey is appropriate. It provides details for the timing of works within sensitive areas, which must only be done from March-May or

	September-November, and in temperatures above 8 degrees C, to avoid bat maternity and hibernation seasons. The Ecology Officer's response provides detailed advice to minimise impacts on bats from the development. A post-completion compliance check to ensure that all compensation, mitigation and enhancement features have been correctly installed will be required and can be conditioned. <u>Biodiversity Enhancements</u> Biodiversity enhancements are still required. The proposed built-in bat boxes are sufficient compensation for the loss of this roost feature (a small gap) as this is not a maternity roost. A swift brick/nest box, other bird boxes and enhancing the garden with additional night scented flowering plants (to attract moths as food for bats) may be appropriate for this building. The Ecology Officer's response provides advice and additional sources of information on biodiversity enhancements.
Parish Council:	No response

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out on 9/2/24. Additional visits undertaken to neighbouring properties at 93 Lakewood Road and 24 Randall Road.		

Pre-commencement Conditions:	Yes ☐	No ☐
Details: Email from agent received agreeing to tree commencement tree condition		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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 (sustainable development) and S2 (approach to new development); Development Management policies DM1(general development), DM2(environmentally sustainable development), DM11(nature conservation) & DM14 (residential parking standards) Supplementary Planning Documents: Quality Places; Residential Parking Standards; Chandler's Ford Character Area Appraisals.

Proposal:
The proposal is to extend and remodel the existing detached dwelling. The arboricultural report also shows works to the site access and installation of hard standing on the

frontage, which can be completed under permitted development (within set conditions) and so do not form part of the planning application.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies as set out below.

Character and Appearance

Policy DM1 requires development to take full and proper account of the context of the site including the character and appearance of the locality and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting), both in itself and in relation to adjoining buildings, spaces and views.

Lakewood Road is well-wooded, consisting generally of extensive residential plots containing large detached dwelling of varying designs. The locality was previous part of the Hiltingbury and Hocombe Park Special Character Area, but this designation has not been carried through to the current local plan. Nevertheless, the character area appraisal provides some useful guidance including ensuring that the design, siting, scale of development is compatible with the Arcadian character of the locality and does not involve the loss or prejudice the retention of existing healthy mature trees on the site.

The proposal involves extending and remodelling the existing house. While the proposal is for a substantial amount of work to the property, the main two storey extension is at the rear of the dwelling where it is not visible from the public realm and will fit in with the residential character of the locality. The main elements visible from Lakewood Road would be the first floor side extension, alterations to the roofline and remodelling at the front of the dwelling.

The property is being extended at first floor level to the side, but its roofline is stepped in and back from that of the main house, so it appears more subservient. There remains good spacing between the house and neighbouring dwelling (no. 93), which is characteristic of the locality.

The proposal will also raise and extend the property's roofline to create new accommodation within the roofline. However, the generous separation distances between properties and their set backs means any difference in roof heights should not be noticeable from street level. The roof extension maintains the existing pitched roof shape and uses roof lights along the front, which makes the roof accommodation less pronounced from the street scene.

The property is also being remodelled involving the creation of a new gable entrance feature at the front with pitched roofs over first floor windows. These features and introduction of contrasting materials will help to break up the large massing of the house and add visual interest, within an area of different style properties.

In conclusion, the proposal is considered to fit in with the mixture of large, detached, dwellings along Lakewood Road and will be of a comparable design to the two-storey house opposite (92 Lakewood Road). The property is set back within the plot behind mature trees and landscaping where it is not overly prominent within the street scene and will continue to respect the arcadian character of the locality.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents. The nearest properties are 93 & 97 Lakewood Road at either side of the site and 24 Randall Road to the rear.

93 & 97 Lakewood Road

The site is well screened by tall hedging on both the northern and southern plot boundaries, and it is the Applicants intention to retain this hedging. However, even without the hedging, the good separation distances between the properties means that the extended house would not have an unacceptable impact on the outlook or light available to the neighbouring dwellings.

In terms of overlooking, the proposal includes a first floor balcony (alongside no.93), various side facing windows and a cabrio balcony within the rear roof slope. Due to the tall hedge there would currently be no significant overlooking from the development into the neighbouring dwelling. However, it is acknowledged that the hedge could be removed and so a 1.8m high privacy screen would also be place at the side of the balcony to prevent overlooking into no.93. The proposals main windows are located at the front and rear of the property, and so the smaller first floor side windows/ second floor side roof lights will be conditioned as obscure glazed to prevent overlooking (unless located 1.7m or above the floor height).

The proposal also includes a fold out cabrio balcony in the rear roof slope. However, views northwards into the ground of no.97 would be mostly restricted by the existing gable end and views southwards would only be over the far end of the gardens of no.93.

24 Randall Road

The proposal can be clearly seen from the very rear section of no.24 garden and the extensive rear windows/ cabrio balcony will result in some loss of privacy to this part of their garden, at least until the neighbours own landscaping has matured. However, the main part of no.24 garden behind their house will retain a good level of privacy through the extensive trees and vegetation already present on the plot. Furthermore, there will be no significant overlooking from the development into the dwelling of no.24 given the separation distances are well in excess of the 22m- 27m first floor/ second floor required by Quality Places SPD.

Conclusion

The development accords with guidance set out in the 'Quality Places' SPD in that with appropriate conditions there will be no unacceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook).

Trees

Policy DM1 requires development not to result in the loss or damage of important trees. The site contains a significant number of trees protected by Tree Preservation Orders, including a large Scots Pine and a Birch Tree at the front of the site as well as other trees located in the rear garden of the site and neighbouring properties.

The proposal is accompanied by an arboricultural impact assessment, method statement and tree protection plan, which demonstrates that the proposed extensions can be achieved without significant harm to the important trees on site (and on neighbouring properties). No objection has been raised by the Tree Officer to the planning application and a condition will be imposed to ensure that the approved tree protection is in place before development commences.

However, The Tree Officer has concerns about the access works/ driveway extension shown within the arboricultural report, which may have a detrimental impact upon the

Scott Pine Tree. While this work is outside of the scope of the current application the Applicant should be made aware that unauthorised works that result in damage or loss of a TPO is an offence.

Ecology and Biodiversity Net Gain

Policy DM11 states that development will not be permitted if it is likely to have a direct or indirect adverse effect on priority habitats, protected or priority species and the Council looks to promote the net gain of biodiversity.

A phase 1 & 2 bat survey has been provided within the application, which confirms that the property is being used as a roost for brown long-eared bats. The report goes onto provide mitigation, which is appropriate for the development and includes timings for the building works to avoid maternity and hibernation seasons, the provision of bat/ bird boxes, and night scented flowering plants to attract insects as a food source for the bats.

No objection has been raised by the Ecology Officer, subject to a post-completion compliance check to ensure that all compensation, mitigation and enhancement features have been correctly installed.

Highways and Car Parking

Policy DM13 requires that all new development has a safe and convenient access to the highway network, with Policy DM14 requiring an appropriate level of car parking be provided in accordance with the Council's adopted standards. Residential Parking Standards SPD requires three usable on-site car parking spaces to be provided for a property with four or more bedrooms.

There is an existing vehicular access from Lakewood Road and a grassed area to the front that could be used to accommodate the required three car parking spaces. It is understood that the Applicant intends hard surface the access and part of the frontage to formalise the car parking area, however this isn't included within the scope of the planning application. However, even if car parking was not provided on the site, there is plenty of on road parking available along Lakewood Road and so the additional cars generated by the enlarged property would not result in an obstruction to the highway.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...