

DELEGATED OFFICER REPORT

Application Ref: H/24/96933

Site Address: 17 LAKE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EZ

Case Officer: Rebecca Altman

Description: Two storey rear extension, new roof with raised ridge height, single storey front extension and porch.

Particular Site Constraints?	Yes ☒	No ☐
• Urban Edge • Kingsway Character Area • Airport safeguarding area (not applicable to proposal) • Surface water flood risk on site • Great crested newt red area • Opposite historic park • Opposite Hiltingbury Lakes SINC • TPO trees on adjacent properties (not close to proposed works)		

Planning History?	Yes ☒	No ☐
Planning history of application site: • H/21/91377 – proposed grass roofed carport – refused 09/11/2021 and dismissed at appeal 21/04/2022 • H/18/83680 – single storey rear extension – permission 29/08/2018 • H/18/83439 – conversion of garage into living accommodation – permission 25/07/2018 • H/18/83075 – conversion of garage to create habitable accommodation and erection of detached carport – refused 14/06/2018 • Z/10391/002/00 – conversion of existing garage to living accommodation – permission 19/11/2003 • Z/10291/001/00 – two storey side extension – permission 06/01/1976 Relevant planning history relating to other properties in Lake Road: • H/18/84299 - 23 Lake Road – two-storey side, single storey rear extensions, roof alterations to gable end – permitted 18/12/2018 • F/16/78236 – 11 Lake Road – construction of 5-bed house following demolition of existing – permitted 10/05/2016 • F/09/65225 – 5 Lake Road – first floor side extension, single storey rear extension, conversion of loft space – permitted 10/07/2009		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	11 representations in support of the proposal, noting the following: • Fantastic design; • Good to see people making more usable homes rather than building new ones; • The works will add good accommodation to the property without impacting its surroundings; • Sympathetic extension to a family home to meet the additional needs of the family; • Rear extension would not compromise the appearance of the front elevation; • Addition of a porch would enhance the front elevation;		

	• Extensions have been carefully planned and would respect the local area; • Works are consistent with other renovated properties in the area; • Proposals such as this keep the area tidy and modern; • Positive impact on the wider area; • Environmentally better to adapt existing houses;
Chandlers Ford Parish Council	Concerned that the additional floor would be out of keeping with the area. No other houses in Lake Road have 2 nd floor windows facing the front. The plans we viewed are not clear on how much the roof would be raised, or the design of forward-facing windows: we ask that the planning officer considers both these matters carefully.
Ecologist	<u>Final comments following receipt of Bat Survey:</u> No objection subject to adhering to the recommendations of the Bat Survey Report. The report concludes that the building has negligible suitability to be used by roosting bats and no further surveys are required. There is still an element of uncertainty due to the presence of the SINC woodland opposite, so a precautionary measure to remove hanging tiles by hand is recommended. The recommendations for biodiversity enhancements and lighting in the report are appropriate. All precautionary methods and recommendations in the report must be followed. <u>Original comments:</u> There are records of bats and hedgehogs very near the site. Hiltingbury Lakes SINC is across Lake road from the address. The nearest part of the SINC is also Lowland Mixed Deciduous Woodland priority habitat. A preliminary ecological appraisal is required, which must contain precautionary working methods for hedgehogs and recommendations for biodiversity enhancements. The building may be suitable for a bat brick and swift box.

Site Visit:	Yes ☒	No ☐
Details: 5 March 2024 – photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are S1, DM1, DM11 and DM14. Supplementary Planning Documents: • Quality Places SPD • Residential Parking Standards • Kingsway Character Area Appraisal The Kingsbury Character Area Appraisal states that new development should ensure that: - Sufficient garden depth is maintained; - No healthy or mature trees are felled;

- Design is compatible with the character of good quality adjacent properties and fits in with the streetscene.

Assessment:

Site and proposal

The application relates to a detached two-storey house on the east side of Lake Road, facing Hiltingbury Lakes. The property has been extended in the past (single-storey rear extension) and has had a former integral garage converted to living accommodation. There is existing vehicle access from Lake Road and there is a fence and hedging along the rest of the front boundary.

The property has a double height bay window to the frontage, similar to a number of other properties along Lake Road, and the materials comprise painted brickwork to the ground floor and tile hanging above.

The proposals comprise three main elements:

- Construction of front porch on the north side of the front elevation, measuring 1.25m in depth, 2.5m in width and up to 3.75m in height with a pitched roof (2.2m to eaves).
- Extension to the south side of the front elevation to create a garage, measuring 1m in depth, 5.8m in width and up to 3.3m in height (2.2m to eaves).
- Two storey rear extension, increase in roof height and roof alterations to accommodate rooms in the roof. The rear extension would measure 2.7m in depth, and up to 8.8m in height to roof pitch (5.1m to eaves). This extension would span the full width of the house at first floor level and would adjoin an existing rear projection at ground floor level. The roof alterations would comprise a 0.7m increase in roof height, creation of barn hipped ends to either side (north and south), and the creation of double gable ends to the rear (east) elevation with large glazed windows. Three rooflight windows would also be installed on the front facing roofslope.

The proposals would also involve the replacement of tile hanging with render to the front elevation, and the rear and side elevations would be rendered to match. The porch and garage extensions would be constructed of brickwork.

Principle of the proposal

The site lies within the urban edge where the principle of alterations and extensions to dwellings is generally acceptable, subject to complying with all relevant policies of the Local Plan, having regard to factors such as design and visual impact, residential amenity, ecology and parking.

Design and visual impact

The site lies within the Kingsway Character Area and the Character Area Appraisal notes that: '*This area includes a range of detached dwellings, many with individual characteristics*'. In this area, new development is required to maintain sufficient garden depth, ensure no loss of healthy trees and be of a design that is compatible with the character of good quality adjacent properties and fits well into the overall streetscene.

Lake Road itself is characterised by detached dwellings of various sizes and designs, although many share similar distinctive features such as double height bay windows, front gables, and curved arch entrances.

The proposed works to the front elevation would comprise the porch and garage extension, increased roof height, and installation of rooflight windows. The porch would result in the loss of the existing arched entrance, which is noted to be a feature of a number of properties along the street. However, there are other properties with different entrance designs including the neighbouring property to the north, and given the modest

size of the porch it is not considered that it would be visually prominent within the streetscene. The size of the porch is also not much larger than what could be constructed under permitted development. The garage extension would be very similar to that on the neighbouring property to the south and is considered to be of an appropriate design. The existing double height bay window and front gable would not be altered, therefore maintaining one of the most visually prominent features within the street.

The property is already of a substantial size, and there are other similar sized properties along Lake Road. The roof alterations would increase the height of the property by 0.7m and would result in barn hipped ends to the north and south sides and the provision of rooflight windows to the front facing roofslope. Whilst the Parish Council has raised concerns about the rooflight windows, it must be acknowledged that in many cases, rooflight windows can be installed to front facing roofslopes without the need for planning permission. There is also a property further south along the street with front facing rooflight windows. Regarding the wider visual impact, it was noted on site that whilst there was no significant variation in building heights along Lake Road, there was not a strong sense of uniformity due to variations in roof forms, building designs and sizes. In this context, it is not considered that the roof alterations and increased roof height to No.17 would be significantly harmful to the character and appearance of the area.

The proposed rear extension and roof alterations would quite significantly alter the appearance of the rear elevation of the property to a more contemporary design, including large glazed windows to the second floor/roof level. During the application process some amendments were made to reposition the first floor windows, which achieves a better alignment with the proposed second floor / roof level windows. The existing property already has a mix of traditional and contemporary elements, with a single-storey zinc clad rear extension, and there is an overall mix of styles to extensions and alterations on surrounding properties. It is not considered that the rear extension and alterations would have a harmful impact on the character and appearance of the area. The property would maintain a suitably sized garden and no trees would be lost as a result of the development.

Regarding materials, the proposal is for render to the main walls and tiles for the roof, with brickwork used on the porch and garage extension. These materials are characteristic of the area, where there is a mix of rendered and red brick elevations on surrounding houses. The proposed materials are therefore considered acceptable and precise details of the type and colour can be requested by condition.

In summary, taking account of the variety in house sizes and designs in the area, the proposed development is considered acceptable in terms of design and appearance, in accordance with Policy DM1 of the Local Plan and the Kingsway Character Area Appraisal.

Impact on the amenities of neighbouring properties

The nearest neighbouring properties are No.15 Lake Road to the south and No.19 Lake Road to the north.

Impact on No.15:

As the proposed rear extension is to the north of this property, it would not have an adverse impact in terms of loss of light. This neighbouring property has an existing single-storey rear extension on the north side of the building, and hedgerows along the northern boundary. Although the proposed rear extension would be up to roof height, due to its relatively modest depth and the pitched roof design (sloping away from No.15), it is not considered that it would have an adverse impact on the outlook for these neighbouring residents. In terms of overlooking, there would be one new rooflight window proposed in the south facing roofslope, which would serve a storage area. As there are some existing windows on the side elevation of No.15, it is considered reasonable to request this rooflight to be obscure glazed to prevent overlooking. The new third floor windows would allow for angled views over neighbouring gardens at a higher height but this is not

considered inappropriate within an existing residential environment where first floor windows allow similar views.

Impact on No.19:

On the north side of the application property there is currently a single-storey rear extension and a projecting section at first floor level with a low cat-slide roof. The proposed extension would not extend any further east than the existing rear elevation of the dwelling on this side, and the new roof would slope away from the property to the north (No.19). The proposed extension is therefore not considered to result in an adverse impact on these neighbours to the north in terms of loss of outlook or light. There would be one new rooflight window facing north, serving a study. As there are existing windows on the neighbouring property facing south, it is considered appropriate to require this side roof window to be obscure glazed to prevent loss of privacy. As per the comment made above, the second floor windows would allow angled views over the neighbouring garden at a higher height, but this is not considered inappropriate within a residential location.

Impact on neighbouring properties to the east:

The neighbouring properties to the east of the site are sufficiently distanced from the proposed works to prevent any adverse loss of outlook, light or privacy.

Access and parking

The existing dwelling has 4 bedrooms and the proposed works would not increase the number of bedrooms. The Adopted Parking Standards require 3 parking spaces for a 4-bedroom property.

The property has an existing driveway which appears large enough to accommodate up to 3 cars. The proposals would create an integral garage in addition to the driveway, therefore adequate off-street parking would be retained.

There is no proposal to change the access arrangements to the site.

Ecology

The application is accompanied by a Preliminary Bat Roost Assessment report which confirms that the existing building has negligible potential to support roosting bats and no further surveys are required. The Council's Ecologist is satisfied with this conclusion and notes that the recommendations set out in the report for the careful removal of tile hanging and measures to protect nesting birds and hedgehogs must be followed. The report also includes recommended biodiversity enhancement measures, to comprise the installation of bat and bird boxes and this is considered acceptable. Therefore subject to a condition to ensure that the recommendations of the Bat Survey report are adhered to, the proposal is not considered to have an adverse impact on protected species, and would accord with Policy DM11 of the Local Plan.

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.

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: The proposed extensions and alterations are considered acceptable in terms of design and visual impact and would not have an adverse impact on the amenities of neighbouring residents. The proposal would also not harm protected species subject to complying with the recommendations of the submitted Bat Survey report. The proposal is therefore in accordance with relevant local and national policies.

Recommendation:

PERMIT ☒

REFUSE ☐