

DELEGATED OFFICER REPORT

Application Ref: H/24/96919

Site Address: 11 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

Case Officer: Claire Campbell-Best

Description: Two storey side and rear extension with raised decking in rear garden (Resubmission application)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge		
Within Established Residential Area		
National Rail 10m Consultation Buffer		

Planning History	Yes ☒	No ☐
Reference No.	Proposal	Decision
H/23/96282	Two storey side and rear extension with raised decking in rear garden	Refuse – 14/12/2023

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Chandlers Ford Parish Council:	No comments were received.		
Ecology:	<u>Comments on Bat Roost Assessment received 27/06/24:</u> I have reviewed the Bat Roost Assessment report by Phillips Ecology (June 2024). No bats were present on the two bat activity surveys in May and June 2024. 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 The following precautions, mitigation and enhancements can be agreed before determination or conditioned: The wildlife-sensitive lighting scheme, precautionary working methods to protect breeding birds, and biodiversity enhancements that are recommended in the report are appropriate and should be implemented. Nesting birds: Vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance. If evidence of an active bird's nest is found during construction, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest. The precautionary working method for slow worms, hedgehogs and stag beetles in the previous response will also be required. This must include covering excavations and open pipes at night or installing a		

	small animal escape ramp. Any piles of materials must be left on hard standing such or on pallets. Any small animals found on site must not be handled but be allowed to move to a place of safety on their own. Two bat boxes, either built into the new extensions or added to the existing house and two open fronted bird nesting boxes were recommended as enhancements. The location of these boxes must be shown on a plan to ensure that they are on the correct elevations. <u>Original comments received 11/03/24:</u> This site is in an amber impact risk zone for great crested newts. In addition to bats, there are records of stag beetles and hedgehogs. Slow worms have been recorded along the railway embankment to the east of this site. Although I don't see any obvious suitable habitat on the aerial photos available on Google maps, a precautionary working method will be required to protect these species during the construction phase. This must include covering excavations and open pipes at night or installing a small animal escape ramp. Any piles of materials must be left on hard standing such or on pallets. Any small animals found on site must not be handled but be allowed to move to a place of safety on their own. I have reviewed the Preliminary Bat Roost Assessment (PRA) by Phillips Ecology (February 2024). The house has been assessed to have moderate bat roost suitability and will require at least two presence/absence surveys to be carried out during the survey season (May to August inclusive). If any bats are seen emerging or re-entering, a third survey (before the end of September) may be required to inform a Natural England mitigation license application. As the presence of protected species is a material consideration, these surveys must be completed before the application can be determined. The bat survey report will provide details and location of any mitigation and enhancements.
Network Rail:	No comment
HCC Waste and Minerals:	No comments received

Site Visit:	Yes ☐	No ☒
Details: Site visit carried out under previous planning application H/23/96282		

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.

Assessment:
<u>Site and Surroundings</u>

The application site contains a detached, two storey dwelling with a front ground to first floor bay window and existing single storey side and rear projections located on a prominent corner location of the junction of Oakmount Avenue and Howard Close. The dwelling sits on an elevated position; the principal elevation fronts Oakmount Avenue and is set back from the road by a hardstanding driveway. The ground slopes away from the property at the rear where is a private enclosed garden, garage and driveway, which is accessed via Howard Close. The surrounding area is residential in nature; to the southeast are detached two storey swellings, to the southwest are predominately detached single storey bungalows.

Proposal

This application is a resubmission application of a previously refused planning application (H/23/96282). There were concerns with the previous application in respect to the size, scale and design of the scheme which ultimately led to a refusal of the application.

This application has sought to resolve those concerns; the depth and width of the rear extension has been reduced and set down from the host dwelling and the elevational alterations are now more appropriate in the context of the host dwelling and the surrounding area. This application proposes the following:

- A two storey side and rear extension which would wrap around the southwestern corner of the host dwelling. There would be a new front canopy porch to the principal elevation. Elevational changes are also proposed to the whole property; there would be white render at first floor and brickwork at ground floor level. To the rear there would be raised decking which would lead off from the rear extension.
- The two storey side element would have a hipped roof, maintaining the ridge line and would sit flush with the principal elevation of the host dwelling. A new double frontage would be created, the side element would mirror the existing front ground to first floor bay window design and with the proposed porch located centrally. This element would measure approximately 6.6m in height (4.6m to eaves), 3.3m in width and 7.7m in depth (incorporating the rear extension).
- The two storey rear element would have a double hipped roof which would be set down from the main ridge and would measure approximately 6.6m in height (4.6m to eaves), 8.7m in width (incorporating the side extension) and it would extend 3.5m in depth from the original rear wall.
- The proposed raised decking would lead off from the extension, projection approximately 2.5m from the rear, it would have a width of 7.3m and a height of 0.45m. The decking would have steps leading down into the garden and would be enclosed with a glass balustrade, approximately 1.1m in height.

Principle

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

Character and Appearance

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 revised scheme is now considered acceptable in terms of character and appearance. While the side extension lacks subservience, the rear element is set down from the main ridge and has been reduced in depth and width, providing a sense of subservience at the rear of the property. It is considered the proposals are acceptable in terms of mass and

scale in this corner plot location, particularly when viewed from Howard Close where there are bungalows set on lower ground levels.

The proposed materials are also considered to be acceptable; there are various properties along Oakmont Avenue that have a combination of white render and brickwork elevations. The external elevations would therefore be respectful to the host dwelling and the surrounding area.

From the site visit it was also noted that there were other examples of similar extensions within the vicinity, including the immediate neighbour no. 10. Therefore, the proposals are considered to be in-keeping with the existing development within the surrounding area.

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 neighbours most impacted as a result of the proposals would be the adjoining neighbour, no. 10 Oakmont Avenue, the neighbour to the west, no. 2 Weardale Road the neighbours southwest of the site within Howard Close.

Impact on no. 10:

No. 10 is positioned further back than no. 11 and there is a 1.5m separation distance between the two dwellings. No. 10 has a ground and first floor window on the side elevation facing no. 11 which serves a utility room and bedroom. The proposed two storey rear extension would block the light and outlook received to these windows; however the bedroom window is a secondary window and the utility room is considered a non-habitable room. As such the extension, while considered unneighbourly, would not adversely impact upon no. 10 to an unacceptable degree.

The proposed raised decking would have a 1.8m high and 2.5m wide screen fence along the southeastern side. Combined with the raised decking, the overall height would be 2.25m. The screen fence and decking would not project further than the rear built line of no.10 and would not generate any loss of outlook or light concerns. The screen would ensure the privacy within the rear gardens at the properties would be retained and would be secured by condition. This combined with existing fencing along the shared boundary would continue to screen the proposed decking adequately. It is also important to note the garden slopes to the rear, due to this, wider views can be obtained. It is considered with the screening in place and the existing relationship, the proposed decking would not impact significantly upon no. 10.

Impact on no. 2 Weardale Road:

The side extension would result in a separation distance of just over 15m between the site and 2 Weardale Road, this property is a one storey bungalow. The properties are also angled away from each other at the front, as such no. 2 is orientated so that the side and rear elevations face the side elevation to the site. The private rear garden to no. 2 is also orientated so that it backs onto Howard Close and can currently be viewed by the hallway window to the side elevation of the site.

The proposed windows to the side extension at ground floor level are positioned closer to 2 Weardale Road but as there are already windows in similar locations which are mostly screened by existing boundary treatments, these windows are not considered to impact significantly upon this neighbour.

The 2no. proposed first floor windows would serve a bedroom and bathroom. The bedroom window provides an oblique view to the side and rear elevations of no. 2 and the rear garden which generates some overlooking and privacy concerns. In order to alleviate these concerns, the first floor side facing windows will be conditioned to be obscured glazed with a top hung opening only.

Impact on neighbours in Howard Close:

With regards to the neighbours to the southwest within Howard Close, the proposed extension is not considered to adversely impact upon these neighbours as these properties are adequately distanced from the application site.

The proposed windows to the rear element would increase from 2 to 3 and would project closer to nos. 1 and 9 Howard Close. 1 Howard Close is orientated so that its side elevation faces the rear of no. 11 and this side elevation has no windows. There is a 27m (approx.) separation distance between the first floor windows between no. 11 and 9 Howard Close which is more than the recommended guidance of 21m as set out in the 'Quality Places' SPD. As such, the rear element would not adversely impact upon these neighbours.

With regard to the proposed raised decking within the rear garden and its impact to these neighbours, it is considered the existing garages, sheds and boundary treatments in the local vicinity would adequately screen the decking from these properties. Additionally, the gardens in Howard Close are orientated away from the garden of no. 11. As such, the raised decking does not generate significant privacy and overlooking concerns.

Ecology

Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developer 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.

A Preliminary Bat Roost Assessment by Phillips Ecology (February 2024) was submitted with the application. The Council's Ecologist reviewed this assessment and requested further bat emergency surveys as recommended.

A Bat Roost Assessment by Phillips Ecology (June 2024) was received and reviewed by the Ecologist. They advised they were content no bats were present on the two bat activity surveys in May and June 2024 and was satisfied with the precautions, mitigation and enhancements measures that were recommended in the assessment. This will be secured by condition and a note to the applicant.

Highways Safety 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 proposal would result in an additional bedroom, resulting in a 4no. bedroom dwelling. This would require a minimum of 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. During the site visit it was noted the driveways to the front and rear of the dwelling as well as the garage can accommodate the required off-street parking.

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 ☐