

DELEGATED OFFICER REPORT

Application Ref: H/24/96935

Site Address: 41 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EL

Case Officer: Alexandra Stone

Description: Raising the roof to create first floor accommodation, Two storey side/ rear extensions, single storey rear extensions with terrace, internal reconfiguration, demolition of garage.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Flood Zone 2 & 3 - Southern Water Sewers – Foul & Surface Water		

Relevant Planning History?	Yes ☐	No ☒

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Objections</u> <u>43 Kingsway (Summarised):</u> Boundary line incorrect, Fence is currently situated in the wrong place and should be moved. T6 shrub to be felled falls within our boundary. The sunlight check is incorrect. The development is within 50cm of the boundary blocking substantial sunlight to two of the main living rooms as well as decking area. The development is not inkeeping with the character of the area. <u>47 Kingsway (Summarised):</u> Out of keeping with houses that side of the road, currently has good spacing between properties. Not sure that there is sufficient parking. Requests working hours to be put into place, no burning of rubbish, parking restrictions, protection of water course. <u>32 Kingsway (Summarised):</u> Concerns regarding parking and access to driveway. Asks for consideration from trade vehicles.		
Parish Council:	<u>Objection</u> – Supporting papers show properties further along the street rather than immediate neighbours. Application to introduce new features such as cladding and rooflights to the property. Asks for a resubmission to revise aspects such as window frames, cladding and slate roof as do not feel the proposed are inkeeping with immediate neighbours. The dwelling lies close to a designated character area of Kingsway and requires extra consideration to maintain the harmony of the area.		
Ecologist:	I have reviewed the Ecological Impact Assessment report by SoEcology (June 2024). Three emergence surveys have been conducted and there were no emergences. The property is assessed to be a day roost of brown long-eared bat in occasional use and will require a mitigation licence from Natural England before work can proceed. The license can only be granted after planning permission has been given.		

	Suitable mitigation measures for invasive plants, reptiles, hedgehogs and nesting birds have been recommended in the report. Appropriate compensation and biodiversity enhancement recommendations are also provided in the report. The mitigation, compensation and biodiversity enhancement recommendations in the report can be conditioned.
Tree Officer:	No Objection subject to condition
Southern Water:	Our records indicate that an Anti-Flood Device (AFD) is located within the site. Access to an AFD should be maintained at all times. The applicant is advised to discuss the matter with Southern Water Services Operations Team. 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: 23/04/2024		

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.

Assessment: <u>Proposal</u> The application is to raise the roof by approximately 1m to create first-floor accommodation through the addition of two-storey side extension measuring approximately 5.5m by 9.5m and a single storey rear extension to the North/East measuring approximately 4.5m by 4m. The rear of the dwelling would also be extended marginally by approximately 1.5m. <u>Principle</u> The development is within the urban edge where the principle of development is acceptable. <u>Character Area and Appearance</u> The application site is situated towards the Southern end of Kingsway, to the North/ West of Merdon Junior School. The dwelling is a small 2no. bedroom, brick-built bungalow with a detached garage to the Northern side, with the ground on a slight slope from the driveway towards the rear of the garden. The bungalow has a hipped roof whilst the garage has a pitch roof, similar in appearance to those in the immediate area. The neighbouring properties have similar rooflines with the exception of the neighbour to the South/West having a barn hipped roof.

Design and layout

The alterations to the front of the dwelling include the raising of roof to provide first floor accommodation with the addition of a two-storey side extension with roof lights and integral garage. The roof formation would mirror the property to the Northeast, measuring slightly higher, at less than 1m than the original roofline.

There is also a front gable entrance with glass apex and a small amount of cladding. The cladding is unlikely to be noticeable from the highway due to the boundary treatment and the dwelling being set down slightly as it is on sloped ground. The proposed painted brick work would be inkeeping with the area as it would be similar in appearance to the rendered neighbouring properties.

To the rear of the dwelling, there are 3no. gables proposed to the new roofline to create additional height to the first-floor bedrooms, each with a glass apex and cladding to the rear. This is unlikely to be seen front the of the dwelling.

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential amenity

As the gables within the rear of the roof are subservient to the main dwelling and sit within the roof line, it would therefore be unlikely to be seen from the highway or create additional overshadowing to the neighbouring properties due to the roof being marginally higher than the original ridge height and also being hipped to the side. In addition, the neighbouring property to the Northeast has dual aspect windows to their main living areas therefore unlikely to cause detrimental loss of light.

To the front of the dwelling the proposal includes 2no. rooflights. These overlook the public realm which is expected and accepted.

There is also the addition of 2no. single storey rear extensions with high level ribbon windows to the South/West side elevation. The proposed patio area is sited between the two single storey rear extensions with steps leading down to the garden.

The windows to the south/west and the patio area are unlikely to cause overlooking due to windows being positioned above average head height and the patio area being obscured by the extensions. Also, the properties benefit from good spacing in which alleviate potential overshadowing.

- 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.

Parking matters

These extensions would mean that demolition of the existing garage is needed to implement the proposals, however, the proposal is to create an integral garage with ample onsite parking.

Other material considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...