

DELEGATED OFFICER REPORT

Application Ref: PN/24/97626

Site Address: 111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Case Officer: Rebecca Altman

Description: Application for Prior Approval for a single storey roof extension to form 5 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning General Permitted Development Order.

Particular Site Constraints?	Yes ☒	No ☐
- In Urban Edge - In Chandlers Ford District Centre - Winchester Road is a strategic footpath, cycleway and bridleway - TPO tree on north side of the site (in car park)		

Planning History?	Yes ☒	No ☐
There have been various previous applications for external alterations to the wider building and signage. The most recent are listed below and the most relevant are highlighted in bold. The conversion of the first floor of the front of the building was approved in August 2023 but has not yet been implemented. - F/24/97565 – Change of use to Class F1(a) from Class E and the installation of 3 air conditioning units (vacant unit adjacent to Co-op) – application withdrawn PN/23/96620 – Change of use of rear first floor from Class E (commercial) to 6 flats (Use Class C3), under Class MA of the Town and Country Planning (General Permitted Development) Order – approved 28 March 2024 - F/23/95680 – External alterations to first floor (rear) to include installation of new windows – permitted 07/11/2023 - A/23/95591 – Signage – consent 05/10/2023 PN/23/95595 – Change of use from Class E to C3, to form 5 no. apartments (site at first floor front only) – approved 25/08/2023 - F/23/95081 – External alterations including new shopfront, removal of existing louvres to rear and side elevations, new louvres to rear, provision of ventilation openings, new doors, and alterations to loading platform – permitted 30/06/2023 - F/23/94540 – External alterations including installation of new louvres at ground floor to rear elevation and reconfiguration of car park – permitted 27/04/2023 The original building was permitted in the 1970's under application ref. EAB7190 (EAB0719000000).		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One representation received, objecting to the proposal on the following grounds: - The site has been subject to a number of separate applications for development, not allowing proper scrutiny of the proposals and impacts; - Loss of more parking bays in the Co-op car park, resulting in less parking for local businesses and visitors; - The further reduction in parking will negatively impact on the District Centre and local businesses as people will struggle to park and could go elsewhere;		

	- Increased pressure on the use of the adjacent Fryern Arcade car park and resulting traffic queues on the main roads.
Chandlers Ford Parish Council:	The development would further negatively impact on an already difficult parking situation. Request that the Planning Officer addresses the overall parking for 111 Winchester Road and the adjacent shops as part of this proposal. The parking area behind 111 is already heavily used in peak times. The existing plan to create 5 1st floor flats will create additional strain. Now proposing a further 5 2nd floor flats (plus bin and cycle stores) makes the total impact significant.
Highway Authority:	No objection although EBC would need to review the parking provision. No changes are proposed into the site for vehicles or pedestrians. The existing layout is acceptable and able to accommodate access without significant issue. 4 parking spaces within the rear car park are proposed to be allocated over to the residential development. This is in addition to the spaces allocated to previous residential schemes on the site. However, a car parking survey has been undertaken, which demonstrates that even with the further loss of 4 spaces, capacity would remain within the rear car park for public parking. The survey was undertaken on a week day and weekend with parking numbers taken at 30 minute snapshots. This data is considered robust. Given the results of the parking survey, it is not considered that an objection could be raised in relation to loss of public parking. Recommend condition for a construction method statement.
Southern Water:	Request further information regarding foul and surface water drainage. Officer note: Applicant has confirmed that the foul and surface water drainage would connect to existing systems.
Tree Officer:	No objection. The risk to the protected tree is low.
Environmental Health – Noise:	Concerns raised about potential noise impacts between floors should the first floor remain in Class E use. Some existing condenser units are to be relocated and the applicants Noise Consultant has assessed the noise impact from the new location. Provided they are relocated as proposed, there is no objection to this. The noise report recommends installation of a mechanical ventilation system, so that occupants do not need to rely on opening windows for cooling. Recommend a condition requiring detailed acoustic design to be submitted and approved by the LPA prior to implementation.
Ecologist:	An Ecology Appraisal carried out for a previous application assessed the site as having limited potential for nesting birds, other than in a Yew tree at the rear of the site. Impacts could be avoided by timing works outside of bird nesting season. The proposed bike store, bin store and a parking space are located in the root protection of the tree therefore the impact on the tree needs to be assessed.

	Recommend an informative regarding requirements should any works be carried out in bird nesting season. The Ecology Appraisal concluded negligible potential for the building to support roosting bats. Recommend informative to confirm the procedure should any bats be found. Recommend swift boxes are installed for biodiversity enhancement.
Environmental Health: Contaminated Land	No objection. The proposal involves the construction of a roof extension and no disturbance to ground is anticipated. Therefore, the proposal does not represent a risk in relation to contaminated land.

Site Visit:	Yes ☒	No ☐
Details: 3 July 2024 – photographs on file		

Policy:
Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) The application seeks prior approval for the construction of roof extension to create 5 flats under Schedule 2, Part 20, Class AB of the Order. National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> - The most relevant policies are DM1, DM5, DM8, DM13, DM14 and DM23. Supplementary Planning Documents: Quality Places; Residential Parking Standards.

Assessment:						
Schedule 2, Part 20, Class AB of the GPDO allows for development consisting of the construction of new dwellinghouses immediately above the topmost storey of a terrace building which is in commercial use, or mixed residential and commercial use. Development is permitted under this section of the GPDO subject to various criteria, and subject to first applying to the Local Planning Authority for determination as to whether Prior Approval is required. The proposal is for the construction of a roof extension above first floor level on the front part of the building, to create 5 flats. The following table sets out an assessment against the various criteria and conditions set out in the GPDO. Part 20, Class AB – criteria for determining when development is permitted:						
<table><tr><th>Criteria</th><th>Assessment</th></tr><tr><td colspan="2">Permitted development:</td></tr><tr><td>AB (1) Development comprising: (a) Up to two additional storeys in the case of an existing building consisting of two or more storeys:</td><td>The existing building is two-storey and the proposal is to create one additional storey. The proposal therefore complies with point (1)(a).</td></tr></table>	Criteria	Assessment	Permitted development:		AB (1) Development comprising: (a) Up to two additional storeys in the case of an existing building consisting of two or more storeys:	The existing building is two-storey and the proposal is to create one additional storey. The proposal therefore complies with point (1)(a).
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Permitted development:						
AB (1) Development comprising: (a) Up to two additional storeys in the case of an existing building consisting of two or more storeys:	The existing building is two-storey and the proposal is to create one additional storey. The proposal therefore complies with point (1)(a).					

(b) One additional storey in the case of an existing building consisting of one storey.	
(2) Applies to a building which is: (a) used for purposes within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices), or as a betting office, pay day loan shop or laundrette; (b) in a mixed use combining: i) two or more uses in paragraph (a); or ii) a use falling within Class C3 (dwellinghouse) together with one or more uses in paragraph (a)	The ground floor of the existing building is split into two units. The largest unit is in use as a Co-op convenience store and the second unit is currently vacant, but previously formed part of the convenience store. The first floor of the building comprises vacant offices. Although approval has been given for the conversion of the offices to dwellings, this has not yet been implemented. The existing use of the building is therefore a mix of commercial and office use, which complies with point (2)(b)(i). (Note that the use classes referred to in the GPDO (A1, A2, A3 and B1a) all now fall within Use Class E).
(3) Development consisting of any or all: (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses; (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses; (c) works for the construction of appropriate and safe access and egress from the new dwellinghouses and existing premises, including fire escape, via additional external doors or staircases; (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.	The proposal would involve the construction of a new roof to form the new flats, with access created through the extension of an existing internal staircase. Bin and cycle storage is proposed to be provided in the rear car park, along with the provision of parking spaces. There is no existing plant or equipment that requires replacement, and no proposals for new plant or equipment. The proposals therefore comprise works falling under point (3) (a), (c) and (d).
AB.1 Development not permitted:	
(za) the permission to use the building as a dwellinghouse has been granted by virtue of Class MA of Part 3 of this schedule.	Although permission has been granted for use of the first floor of the building as residential under Class MA of the GPDO, this permission has not been implemented. The use of the first floor remains in Class E office use.
(a) The building was constructed before 1 st July 1948 or after 5 th March 2018	The building is believed to have been constructed following planning permission in the 1970's, therefore between the dates referred to in (a).

(b) On 5th March 2018 the building was in use other than: (i) A mixed use within AB(2)(a) or (b); or (ii) A use falling within C3	The building was in mixed commercial / office use on 5th March 2018, therefore complying with this criteria.
(c) The additional storeys are constructed other than on the principle part of the building.	The proposed roof extension would be on the principle elevation facing Winchester Road therefore complies with point (c).
(d) The floor to ceiling height, measured internally, of any additional storey would exceed the lower of: (i) 3m; or (ii) The floor to ceiling height of any storey of the principle part of the existing building.	A Section plan has been provided showing that the existing ground floor has a floor to ceiling height of 4.1m and the first floor has a floor to ceiling height of 2.81m. The proposed second floor would have a floor to ceiling height of 2.8m, therefore not exceeding the height of the existing first floor.
(e) The new dwellinghouses are not flats;	The proposal is for 5 flats therefore in compliance with point (e).
(f) The highest part of the roof of the extended building (excluding plant) would be greater than 18m;	The extended building would have a maximum height of 11.3m (measured from the plans), therefore not exceeding 18m.
(g) The highest part of the roof of the extended building would exceed more than 3.5m the height of the highest part of the roof of every other building in the row of terrace buildings (excluding plant);	The new mansard roof would be approximately 1m higher than the roof of the building to the north (excluding the plant room), and approximately 2.3m higher than the roof of the building to the south. The proposal therefore complies with this criteria.
(h) The highest part of the roof of the extended building would exceed the highest part of the roof of the existing building (excluding plant) by more than: i) 3.5m where the building is one storey; or ii) 7m where the building is more than one storey;	The extended building would be 3.3m taller than the flat roof of the existing building. This complies with point (h)(ii).
(i) The existing building has been enlarged by the addition of one or more storeys above the original building, (whether granted under the GPDO or otherwise);	There has been no previous addition of a new floor.
(j) Development under Class AB(3)(a) would include visible support structures on or attached to the exterior of the building on completion;	This relates to engineering operations. The proposed works would not require any visible support structures.
(k) Development under Class AB(3)(a) would consist of engineering operations other than works within the curtilage of the existing building to:	The applicant has confirmed there is no requirement for engineering operations outside of the building curtilage to strengthen walls, foundations or replace services.

i) Strengthen existing walls; ii) Strengthen existing foundations; or iii) Install or replace water, drainage, electricity, gas or other service;	
(l) In the case of Class AB(3)(b) development there is no existing plant on the building;	This relates to plant and equipment. There is no proposal for new plant or equipment.
(m) In the case of Class AB(3)(b) development, the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principle part of the extended building, would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principle part of the existing building;	This relates to plant and equipment. No plant and equipment is proposed therefore this criteria does not apply.
(n) Development under Class AB(3)(c) would extend beyond the curtilage of the existing building;	This relates to the construction of safe access and egress including fire escape. The proposed second floor would be accessed via an existing entrance door fronting Winchester Road, via an extension to the internal staircase. No works are proposed beyond the curtilage of the existing building.
(o) Development under Class AB(3)(d) would: i) Extend beyond the curtilage of the existing building; ii) Be situated on land forward of a wall forming the principle elevation of the building; iii) Be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;	This relates to the provision of waste storage and other ancillary facilities. The proposal includes the provision of parking spaces and refuse storage to the rear of the building within the existing curtilage, which would not extend forward of the principle elevation or of a side elevation fronting a highway. Cycle storage was originally proposed in the north-west corner of the site, which would have been further forward of the side wall fronting a highway. The location of the cycle store has since been amended to the rear of the building, which complies with the criteria.
(p) The land or site on which the building is located, is or forms part of: i) Article 2(3) land; ii) A site of special scientific interest; iii) A listed building or land within its curtilage; iv) A scheduled ancient monument or land within its curtilage; v) A safety hazard area; vi) A military explosives storage area; or	None of points (P)(i) – (vii) apply to the site.

vii) Land within 3km of the perimeter of an aerodrome.	
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Provided that the criteria set out above are complied with, Part 20, Class AB, AB.2 sets out a number of conditions that need to be met for the proposed development.

The assessment of the proposals under each of these conditions is set out below.

AB.2 – Conditions

(1) Where development under Class AB is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to:

(a) Transport and Highway impacts of the development

The Highway Authority has raised no objection to the proposal noting that the existing access arrangements into the site are acceptable and are not proposed to be altered.

Regarding parking, the proposal would create 5 x 1-bedroom flats (4 of which would be studio layout), and 4 parking spaces are proposed to be provided. This level of parking falls 1 space short of the requirement set out in the Council's Adopted Parking Standards (which requires 1 space per 1-bed dwelling). The applicants justification for this is that the site is in a sustainable District Centre location with good access to shops, services and public transport, and that local car ownership data suggests a lower level of car ownership for smaller flats. It is noted that a similar lower level of parking has been accepted for both previous residential schemes at the site (ref. PN/23/96620 and. PN/23/95595). If these previous residential permissions were implemented along with this current proposal, the total would be 16 flats with 13 residential parking spaces. The Council is satisfied that due to the small size of the permitted and proposed flats and the accessible District Centre location, the level of parking is acceptable.

In relation to the impact on commercial parking, the applicants have provided a parking plan of the rear of the site, confirming the overall distribution and number of parking spaces as follows:

- Total number of parking spaces in rear car park - 34
- Co-op store – 21 parking spaces plus loading area;
- Proposed first floor flats to front of building – 3 parking spaces as approved;
- Proposed first floor flats to rear of building – 6 parking spaces as approved;
- Proposed second floor flats to front of building (current application) – 4 parking spaces;
- 5 spaces allocated to units adjacent to the Co-op, including the vacant unit, flooring shop and hairdresser.

The Council currently does not have any specific parking standards for commercial properties, but the Council's emerging parking standards would set a requirement for a retail store to have 1 parking space per 14m² of floorspace. The retail floor area of the Co-op is confirmed as 282sqm, and the parking requirement for this store would amount to 21 spaces in accordance with the emerging standards (plus loading bay). The submitted parking plan shows 21 spaces allocated specifically for the Co-op. It is therefore concluded that sufficient parking would remain to the rear of the site to serve the Co-op store.

The applicant has confirmed that there are 5 parking spaces in the rear car park that are available for the other units adjacent to the Co-op, which are in the same ownership as the applicant. This a hairdresser and flooring shop (which are long-standing uses), and a vacant unit recently sub-divided from the Co-op. The use of the vacant unit is unknown although a recent application was submitted for its change of use to an educational facility

(subsequently withdrawn), and under that application there was no proposal for any allocated car parking within the rear car park. The acceptability of parking provision for the vacant unit would be assessed as part of any future application for change of use.

The applicants also submitted parking surveys with the application, which have demonstrated that even with the loss of the further 4 spaces to residential parking, capacity for general parking would still exist in the car park.

On the basis of the above assessment, and given the sustainable District Centre location, it is considered that the parking provision for the proposed flats (and previous residential permissions), and the Co-op store is acceptable. The proposal is not considered to result in a significant impact on the local highway network by way of overspill parking, or adversely impact on the overall level of parking for the wider shopping area.

The applicants have confirmed that the residential parking would be managed by a parking management company to ensure that the residential spaces are not occupied by commercial customers. A condition can be imposed to ensure that the 4 spaces remain only for residential parking.

In terms of cycle parking, the submitted plan indicates a location for cycle parking to the rear of the building, in place of 2 existing parking spaces. There is no objection to this location in principle but full details would be requested by condition.

(b) Air traffic and defence asset impacts of the development

The site lies approximately 4km away from Southampton Airport. In this area it is identified that developments over 10m high could have potential impacts and Southampton Airport needs to be consulted. The proposed development would increase the height of the building to 11.3m and Southampton Airport was therefore consulted on the application. No comments have been received, however given the distance from the airport and the fact that the new roof would remain lower than the existing plant room on the adjacent roof, it is not considered that the development would have an adverse impact in relation to air traffic. An informative note can be added to the decision to advise the applicant to follow necessary guidelines if any cranes are required during construction.

(c) Contamination risks in relation to the building;

The Council's Contaminated Land Officer has raised no objection on the basis that the development would not require any groundworks and would therefore not present any land contamination risks.

(d) Flooding risks in relation to the building;

The site does not lie within an area at risk of flooding.

Southern Water requested further details of foul and surface water drainage, and the applicants confirmed that the foul drainage would connect to the existing drainage system serving the original building, and that surface water would connect to the existing rainwater system (with no change in surface area). Given that drainage is not a specific matter for consideration under this Prior Approval application, it is not considered reasonable to request any further information on this matter.

(e) The external appearance of the building, including:

- i) The design and architectural features of:**
 - aa. the principle elevation; and**
 - bb. any side elevation that fronts a highway; and**
- ii) The impact of any works under paragraph AB(3)(c) or (d);**

The building occupies a fairly prominent location on the corner of Winchester Road and Brownhill Road. The front (south-east) and side (south-west) elevations are the most visually prominent within the streetscenes.

The proposal would involve the construction of a new mansard roof above the existing flat roof at the front of the building. The mansard roof would incorporate 9 windows to the front (south-east) elevation, which would align with the position of windows on the existing first floor. There would be a further 9 windows on the rear (north-west) elevation.

There is an existing mansard roof on the adjacent property, and the buildings in the wider surrounding area have a mix of roof types including flat roofs and pitched roofs. It is considered that the mansard roof design for this building is appropriate for its context, and would respect the appearance of the mansard on the adjacent building. The window alignment and proportions are also considered appropriate and in keeping the design of the existing building.

Overall, the design and appearance of the new second floor roof extension is considered appropriate in relation to the design and appearance of the existing building and surrounding area.

The bin and cycle storage would be located within the rear car park of the site and would not be visually prominent within the surrounding area.

(f) The provision of natural light to all habitable rooms of the new dwellinghouses;

The proposed flats would have windows facing either south-east or north-west, at second floor level. Each flat would have a number of windows and it is considered that all would receive good levels of natural light.

(g) Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light;

The windows on the rear (north-west) elevation of the mansard roof would have views across to a rear first floor section of the building, at a distance of approximately 12m. This part of the building is currently vacant (formally in ancillary commercial use), but has received permission to be converted to flats. It is also relevant to note that the first floor beneath the proposed new extension has permission to be converted to flats. If both of the first floor permissions were implemented, then there would be an element of overlooking between first floor windows across the main building flat roof. It is considered that the second floor level windows would result in a similar level of overlooking between buildings and given the previous permissions, this is not considered unacceptable.

The windows on the front (south-east) elevation of the mansard roof would face towards commercial properties on the opposite side of Winchester Road. Given the height of the windows, the intervening road and separation distances between buildings, it is not considered that these windows would result in any adverse loss of privacy to occupants of the buildings opposite.

The roof extension would also not be considered to have an adverse impact on neighbouring residents in terms of loss of light due to the separation distances between buildings.

(h) Impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses;

The application is supported by a Noise Impact Statement, which has been reviewed by the Council's Environmental Health Officer. The report considers potential noise impacts on future occupants of the flats from the existing commercial buildings, plant and equipment. The report concludes that, subject to suitable acoustic mitigation measures,

the future occupants would not be adversely affected by noise. The Environmental Health Officer has recommended that full details of the noise mitigation measures are secured by condition to ensure that the appropriate internal noise levels are met.

Initially, the Council's Environmental Health Officer raised concerns about the potential for noise disturbance to new occupants of the flats if the first floor were to remain in Class E use. However, the risk of the first floor remaining in Class E use is considered low, given that it has received permission for conversion to flats, and the applicants have confirmed their intention to implement that permission.

(i) Impacts of the introduction of, or an increase in, residential use in the area on the carrying on of any trade, business or other use of land in the area;

The site lies in a mixed use area where the provision of residential development is considered acceptable in principle to support the commercial uses in the District Centre. The residential development would be at upper floor level and would not result in the loss of any of the ground floor commercial units. The proposal is therefore not considered to have a negative impact on existing businesses.

(j) Whether, because of the siting of the building, the development will impact on a protected view (as identified in the Directions Relating to Protected Vistas, March 2012).

The development would not impact on a protected view.

(2) This refers to the definition of 'commercial premises' and requires no assessment.

(3) The development must not include a window in any wall or roof slope forming a side elevation of the building.

The proposals do not include any windows in the side elevations of the new mansard roof.

(4) The development must be completed within 3 years of the date prior approval is granted.

The 3 year implementation timeframe would be secured by condition.

(5) Before beginning the development, the developer must provide the LPA with a report for the management of construction of the development, which sets out the proposed development hours of operation and how any adverse impacts of noise, dust, vibration and traffic on occupiers of the building and adjoining occupiers will be mitigated.

A Construction Environmental Management Plan can be secured by condition.

(6) The developer must notify the LPA of the completion of the development as soon as reasonably practicable after completion.

(7) This sets out requirements for the notification of completion.

An informative note can be added to the decision to make the applicant aware of this requirement.

(8) Following the development, every dwellinghouse must remain in use as a dwellinghouse within the meaning of Class C3 and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

The proposal is for Class C3 dwellinghouses and a condition could be imposed to ensure they remain as such.

Internal space standards

Under Article 3 (9A) of the GPDO, it states that Schedule 2 does not grant permission for, or authorise any development of any new dwellinghouse:

- (a) Where the gross internal floor area is less than 37 square metres in size; or
- (b) That does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015.

The floor areas of the proposed dwellings are as follows:

- Flat 6 (studio) – 39.2m²
- Flat 7 (studio) – 38m²
- Flat 8 (1-bed) – 50m²
- Flat 9 (studio) – 37.5m²
- Flat 10 (studio) – 49m²

All of the flats would be at least 37m² and would accord with the Nationally Described Space Standards. The bedrooms and storage provision have also been designed to meet the size standards set out in the NDSS.

Mitigation of the impact of the development on European protected sites

Prior to the commencement of any development, it is a requirement that the applicant satisfies their obligations under the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this would mean that the development would have been unlawfully implemented.

In this instance, appropriate mitigation is required to offset the development's impacts on European Protected sites in terms of recreational disturbance on the New Forest SPA and increased nutrient output (nitrates and phosphates).

The applicant would need to set out their proposed method of mitigation, and the LPA would then collate this information and prepare a Habitats Regulations Assessment for submission to Natural England.

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. The new extension would be built to modern standards, which is likely to have higher levels of energy efficiency than the existing building. The development is considered to accord with the climate change objectives.

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 proposal accords with the requirements and conditions set out in the GPDO, and is assessed as acceptable in accordance with the relevant policies of the Eastleigh Borough Local Plan. The application is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Conditions:

1. The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Part 20, Class AB, AB.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 23.1371/601 H – Location and Block Plans
 - 23.1371/002 A – Existing GF Plan
 - 23.1371/003 – Existing First Floor Plan
 - 23.1371/005 – Existing Elevations
 - 23.1371/006 – Existing Elevations A and B
 - 23.1371/505 – Proposed Elevations
 - 23.1371/506 – SW and NE Elevations
 - 23.1371/102 – Approved 1F Plan – Front Building
 - 23.1371/504 B – Proposed 2F Plan
 - 23.1371/105 B – Proposed GF Plan
 - 23.1371/507 – Proposed Section CCReason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority, which shall include:
 - (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;

- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- (i) Measures to control dust, dirt and vibration generated by construction;
- (j) Details of hoarding and temporary lighting;
- (k) Construction hours of operation.

Demolition and construction work shall only take place in accordance with the approved CEMP.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

4. Prior to the commencement of development, an acoustic design for the permitted extension shall be submitted to the Local Planning Authority for approval. Where external sound is characterised (for some or all of the time) by commercial noise from neighbouring uses, the design shall be sufficient to ensure that externally generated sound present within any habitable room does not exceed:
- 30 dB $L_{Aeq,16hours}$ between 07:00 hours and 23:00 hours
 - 25 dB $L_{Aeq,8hours}$ between 23:00 hours and 07:00 hours

Where this is not achievable with open windows in any habitable room, the design shall provide for alternative ventilation in the form of System 4 Continuous Mechanical Supply and Extract with Heat Recovery.

The approved acoustic design shall be implemented before occupation and thereafter retained.

Reason: To ensure that future occupants are protected from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5. Prior to commencement of the development hereby permitted, full details of the type and colour of tiles to be used for the mansard roof extension shall be submitted to and approved in writing by the Local Planning Authority. The roof extension shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

6. Prior to occupation of the development hereby permitted, the 4 parking spaces shown on approved plan ref. 23.1371/601 H, shall be provided and maintained thereafter for residential parking only.

Reason: To ensure adequate parking provision to serve the residential use, and to prevent conflicts with commercial parking, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

7. Prior to occupation of the development hereby permitted, secure cycle storage shall be provided for 5 bicycles, in accordance with full details of location and design that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage the use of alternative means of transport to the private car, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

8. The dwellings hereby permitted shall remain in use as a dwellinghouse within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Reason: To accord with the condition set out in Part 20, Class AB, AB.2 (8) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Note to Applicant: If works are required within the nesting season (March to August inclusive) then a nesting bird survey should be undertaken by a suitably qualified ecologist no more than 48 hours in advance. 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.

Note to Applicant: 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 [I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust](#). Swift nest boxes would be an appropriate biodiversity enhancement as there are records of swifts very close to this site.

Note to Applicant:

It is a requirement that the applicant satisfies their obligations under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended), in strict accordance with Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Failure to comply with this will mean that the development will have been unlawfully implemented.

In this instance appropriate mitigation is required to offset the development's impacts on the European Protected Site, in terms of additional recreational pressure (to the New Forest), and additional output of nutrients (nitrates and phosphates) arising from a net gain of residential accommodation.

Development must not commence until the Local Planning Authority has given its written approval for the development and appropriate mitigation has been secured against the developments harmful impacts on the European Protected Site(s). Further information on Eastleigh Borough Council's Schemes are available:

Nitrates & Phosphates: <https://www.eastleigh.gov.uk/planning-and-building/nutrient-offset-schemes#:~:text=The%20Council's%20nitrate%20offer,our%20legal%20and%20administrative%20costs>.

New Forest: <https://www.eastleigh.gov.uk/media/5441/update-doc-4c-new-forest-interim-mitigation.pdf>

Note to Applicant: The developer must notify the LPA of the completion of the development as soon as reasonably practicable after completion.