

DELEGATED OFFICER REPORT

Application Ref: H/24/96803

Site Address: 8 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AS

Case Officer: Claire Campbell-Best

Description: Two storey front and rear extensions, alterations to roof to provide additional first floor accommodation, single storey side extension to incorporate an open car port and vehicular access from Nichol Road and erection of 1.8m boundary fence

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge		
Within Established Residential Area		
Tree Preservation Order – 58-H		
Southern Water – Surface Water and Foul Sewer		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/18658/001/00	Garage extension	Permit – 28/10/1983
Z/18658/000/00	Two storey rear extension	Permit – 30/06/1978
Various applications relating to tree works		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>Two comments received:</u> <u>10 Nichol Road</u> We have appreciated the opportunity to discuss the plans directly with Mr and Mrs Groves, as immediate neighbours. We have 3 comments which are difficult to ascertain just from viewing the plans: 1st - we assume the 1st floor extension facing the side elevation (utility room) of our property will comprise frosted glass windows as it appears to be a bathroom and en-suite, thereby protecting privacy for all. 2nd - we would like to understand the impact to light, if any, of the back wall of the car port/garage to our front bedroom. Finally, we would like to understand further the impact to light in our kitchen area (if any) of the roof height being raised. <u>54 Nichol Road</u> In our opinion this application tries to balance the desire of the applicants for more space with the general and supplementary planning policies for the Nichol Road and the immediate area. The supplementary planning policies place particular emphasis on the openness of the frontages and the corner plots where other roads, such as Gordon Road which is relevant to this application, joining Nichol Road. In this regard it seems important that any proposal does not overly alter the existing balance of the corner to the north and south nor should it detract from the amenity of the corner via dominance, massing etc. The current application pushes this interpretation pretty hard as it does increase the height of the dwelling on the north side and in doing so impacts the amenity of the immediate neighbour in Nichol Road (No. 10). The reasons are understandable; to gain the accommodation space without overly increasing the footprint.		

	Given this while we might prefer a slightly lower roof ridge to reduce dominance and massing on the corner we do not object to this application.
Chandlers Ford Parish Council:	No comments received.
Trees:	<u>Updated response on Arboricultural Method Statement and Root Protection Area Plan received 26/07/2024:</u> The information received is satisfactory, please condition the following: The development must accord with the following arboricultural documents: No Dig Hard Standing Details 230022-A-PL-030 Rev A; Arboricultural Method Statement; and Root Protection Area 230022-A-PL-031 Rev A (Tree Protection Plan). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. <u>Updated response on tree information received 24/06/2024:</u> It is disappointing that our advice has still not been heeded – we will require some arboricultural information regarding this proposal. However, the cross sections show that the new access is feasible with regards to levels. Therefore, we are able to condition the remaining information, which must be submitted pre-commencement. We remove our objection, subject to the following conditions: No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved arboricultural documents must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. <u>Original comment received 21/02/2024:</u> <u>Arboricultural Documents</u> None <u>Comments</u> At pre-app., we provided some feedback for the applicant. Ultimately, given the trees present on site, at full planning we requested

	arboricultural information as per our Trees and Development SPD and British Standard 5837. As stated then, this normally includes a tree survey, impact assessment, and method statement and tree protection plan. Section 05.02 of the planning statement makes reference to arboriculture. However, it is neither detailed enough nor does it conform to guidelines set out in our SPD and in British Standard 5837. At this stage, the applicant has not demonstrated that the proposal is feasible without harm to the protected trees. We raise a holding objection as the proposal is currently contrary to policy DM1 and guidance set out in our Trees and Development SPD.
Ecology:	<u>Comments on Bat survey report by Hampshire Ecological Services received 03/06/2024:</u> I have reviewed the Bat Survey report by Hampshire Ecological Services (rev 1, May 2024). A dusk emergence survey was conducted, and no bats were seen emerging. 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 proposed biodiversity enhancements of a built-in bat box, a swift box and a 32 mm hole bird box are appropriate. The exterior should conform to the bat sensitive lighting recommendations explained in Guidance Note 08/23 Bats and Artificial Lighting at Night. This is available at Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals (theilp.org.uk). Precautionary working methods for nesting birds have been outlined in the report, however vegetation is not proposed to be removed or cut back to accommodate this proposal. These precautionary working methods for hedgehogs were not included in the report but must be followed. Any excavations or open pipes must be checked and covered at night or fitted with small animal escape ramps to allow any animals that may have fallen in to escape. Building materials must be stored on hard standing or pallets. No fires can be lit on site. If hedgehogs are found on site, they must be allowed to move to a place of safety on their own. <u>Original comments received 29/02/2024:</u> This site is within a green impact risk zone for great crested newts and there are numerous records of bats very close to this site. There are records of nesting swifts, common toads and slow worms in the wider vicinity. There are also records of hedgehogs in the immediate area. Any closed board fencing must contain at least two openings (13 x 13 cm minimum) in the base boards to allow free passage of small mammals through the garden. The proposal involves works to the roof. The photos provided in the DAS show hanging tiles on the existing dormers and an unclear area under a dormer window which could provide roosting places for bats.

	A preliminary ecological appraisal is required. This will include a full appraisal of the impact of the proposals on the entire site including any trees which might support nesting birds and roosting bats, and recommendations for specific biodiversity enhancements appropriate to this site. As enhancements a bat brick and a swift brick may be appropriate for this building.
Hampshire County Council Highways:	<u>In response to Construction Method Statement:</u> In regard to the Construction Site Management Plan submitted, having reviewed the document I can confirm that its content is appropriate for a development of the proposed size from a highway perspective. As such, there would be no highway objection to the discharge of condition. <u>Original Comments:</u> In regard to application H/24/96803, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to conditions outlined below. ACCESS: It is proposed that a new vehicle crossover drop kerb will be installed to allow access onto the new driveway parking area. This is acceptable, with adequate visibility being provided and granite sets being put in place to prevent tracking of the driveway shingle onto the highway. It should however be noted that subsequent to any planning permission which may be granted by EBC as Local Planning Authority, a secondary permission will also be required from HCC as Local Highway Authority to actually implement the vehicle crossover drop kerb. Details of this process can be found via the following web address: https://www.hants.gov.uk/transport/parking/droppedkerbs PARKING: Once on site, parking is afforded for multiple vehicles, whilst also allowing for a turning area to enable forward gear access and egress. CONDITIONS: ACCESS CONSTRUCTION PROVISION No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. Reason: To provide satisfactory access and in the interests of highway safety. CONSTRUCTION METHOD STATEMENT REQUIRED No development shall start on site until a construction method statement 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, and a commitment not to park on grass verges; (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; and (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. Demolition and construction work shall only take place in accordance with the approved method statement. Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 14/03/2024 – 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 Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hiltingbury Road West Character Area Appraisal.

Assessment:
<u>Site and Surroundings</u> The application site is a detached bungalow with front and rear dormers located on a prominent corner location on the junction of Nichol and Gordon Road, set within a good-sized plot. There is amenity space to the front and either side of the dwelling; the amenity space to the east of the property is a private enclosed garden. The current parking arrangements are provided by a double detached garage accessed via Gordon Road and is located in the garden, forming part of the boundary. The surrounding area is residential in nature and features detached dwellings set in good-sized plots. To the north of the site and further beyond are properties which have had significant roof alterations, extensions and front gables with glazing, finished in a contemporary style. <u>Proposal</u> This application proposes significant works to the dwelling. This would include two storey rear and front extensions; the front extension would incorporate a glazed gable. There would be alterations to the roof, including the raising of the ridge and incorporating box

dormers to the front, rear and side elevations and a single storey side extension which would incorporate an open carport and store. The proposed development would be finished in contemporary materials; this would include white rendered elevations, dark grey uPVC windows and blue/grey slate roof tiles.

A new vehicular access point is proposed from Nichol Road which would lead up to the abovementioned carport. The side amenity space to the east of the site fronting Gordon Road would be enclosed with 1.8m closeboard fencing. This would be set back slightly from the footpath with 2m high hedging planted in front of the fencing. The existing double garage would be removed to accommodate this area.

Principle

The application site lies 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 considerations listed in the report below.

The property also falls within the Hiltingbury Road West Character Area Appraisal which provides the following guidance on proposed development:

- Sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- No healthy mature trees would be felled or likely to be damaged.
- The design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street scene.
- The existing building line along street frontages is respected.

Design and Layout

8 Nichol Road is situated in a corner plot location and is prominent within the locality. The house is sited within the Hiltingbury West Character Area Appraisal which states new development must be compatible with the character of the adjacent properties and fit well into the overall street scene.

The proposed development while significant, is appropriate when considering the size of the existing property and the plot. The proposed works are considered to be acceptable with regard to its overall design and appearance. As noted, to the north of the site and beyond, various dwellings have been altered/extended in a similar manner to the proposal resulting in contemporary properties with glazed gables and dormers that have integrated into the street scene, changing the character area. There would be new materials introduced to the host dwelling; this includes white render to the elevations, grey uPVC fenestration and blue/grey roof tiles. The proposed materials are considered to be appropriate to both the host dwelling and within the locality due to the materials seen within the surrounding area.

It is considered the proposals would be in keeping with the existing development seen within the area. The raised roof height would result in a taller building when compared to nos. 10 and 12 Nichol Road, the proposed ridge would be approximately 1m higher than the ridge height to no. 10. The proposed street scene plan accompanying the application shows there are varying roof heights with Nichol Road with no overall uniformity. No. 8 is situated on lower ground levels and sufficiently distanced from no. 10, there would be a minimum separation distance of 2m (approx.) between the buildings with the development in place. Considering the abovementioned factors, the proposed ridge height is not considered to result in an overly dominant building in relation to no. 10 and within the street scene.

Turning to the proposed box dormers to the roof slopes; it is acknowledged dormers have the potential to dominate the roof space to properties. During the planning process, the dormers were amended so that they are appropriately sized and set down from the ridge. This change results in appropriately sized dormers that would not be a dominate feature to the host dwelling and would be in keeping with the existing dormers found within the locality.

The two storey front extension projects marginally into the front garden of the site; the property is orientated away from the properties within Nichol Road. Therefore, while it is accepted the extension projects beyond the front building line, however, it does not cause harm to the front building line to Nichol Road due to its orientation. Additionally, the property is set well back from the road, the resultant development would still retain the openness afforded to the site's corner plot location. Therefore, complying with the guidance set out in the character area appraisal.

The single storey extension accommodating an open carport and store located to the western elevation of the property is considered to be a subservient addition to the property and proportionate in scale. It is not considered to cause adverse harm to the street scene.

The application also proposes a 1.8m high fence along the southeastern and southwestern boundaries, enclosing the private amenity space east of the property. The boundary fencing fronting Gordon Road would be set back slightly from the road with hedging planted in front to conceal this section of fencing to retain the green open character within Gordon Road. As such, the boundary treatment proposals are considered acceptable within the street scene. A condition will be applied to ensure this hedging is planted and retained to protect the visual amenity.

The proposed new vehicular access is also considered acceptable; Nichol Road features dropped kerbs and the proposed access would be similar in appearance. While there would be the loss of a modest area of green space to accommodate the access, the proposed hedging to the east of the site will mitigate this loss.

Overall and to conclude, the proposals are considered to be acceptable and as such accords with national and local planning policies and the guidance outlined in the character area appraisal.

Residential Amenity

The neighbour most impacted as a result of the proposals would be the neighbour to the north, no. 10. This neighbour has commented on the proposal, stating the proposed development has the potential to impact on a ground floor bedroom and kitchen.

10 Nichol Road has 4no. ground floor side facing windows and 1no. door to the south elevation which face the application site. These windows serve a bathroom, utility room and kitchen. At first floor level, there appears to be 1no. side window to the same elevation which serves a bathroom. The bathroom and utility rooms are considered non-habitable rooms and there would no concerns with regards to outlook or light with regards to these windows. The kitchen appears to also be served by east facing sliding doors and 1no. window to the rear elevation as well as a large roof lantern. Collectively, these windows appear to be the primary source of light and outlook to this room and due to the orientation of the windows and placement of the roof lantern, the kitchen is still expected to receive a reasonable amount of light throughout the day. The guest bedroom located on the ground floor has 1no. west facing window which faces the front garden to no. 10. The proposed car port is orientated away from the frontage of no. 10 and as such, this window is not expected to be impacted upon with regard to its outlook or light. As such, the proposals do not appear to impact upon the overall outlook and light to no. 10.

With regards to overlooking and privacy, the southern dormer windows would mainly face the street in Gordon Road where overlooking is accepted and tolerated. The eastern

dormer would mainly face the garden space to the site and it not expected to create any privacy or overlooking concerns.

The northern dormer window would accommodate an ensuite and bathroom. The ensuite and bathroom windows directly face no. 10, therefore in order to protect the privacy of the occupants and the neighbours, these windows will be conditioned to be obscured glazed with top hung openings.

The western dormer would contain a bedroom window which would be angled away from no. 10 mainly facing the front garden/driveway to no. 10 and the street to Nichol Road; there would be an oblique view to the neighbour's utility window and door. Additionally, there is vegetation along the shared boundary, directly in front of the utility door and window, which would provide adequate screening. Furthermore, as a utility room is a non-habitable room, it is not considered to be in frequent use when compared to a living room or bedroom. On balance, given these considerations, the western dormer window does not appear to impact on the privacy of no. 10 to such an unacceptable degree that warrants refusal of the application.

Ecology and Trees

Owed to the proposals, the Council's Ecologist requested a preliminary ecological appraisal. A Bat Survey Report prepared by Hampshire Ecological Services Ltd (May 2024) which included a dusk emergence survey and was reviewed by the Ecologist. They advised they were satisfied with the conclusions of the survey and recommended advisories to the applicant in relation to the protection of wildlife.

The Council's Tree Officer was consulted owed to the protect tree on site. Through the planning application, arboricultural information and a root protection plan was provided. This was reviewed by the Tree Officer who was satisfied with the tree protection measures and recommended a condition to ensure construction work adheres to these measures.

Highways Safety and Parking

Hampshire County Council Highways were consulted upon owed to the proposed vehicular access via Nichol Road. The Highways Officer advised they had no objections to the new access subject to conditions which will be applied to the decision notice. A construction method statement was provided during the planning process and reviewed by the Highways Officer, they advised they were satisfied with the measures set out in the statement and this will also be conditioned in order to limit the impact the development will have on the locality.

The proposal would result in an additional bedroom, resulting in a four bedroom dwelling which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The proposed carport and driveway area to the west of the property would accommodate the required 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 ☐