

DELEGATED OFFICER REPORT

Application Ref: H/24/97599

Site Address: THE MAZELS, KNOWLE LANE, HORTON HEATH, EASTLEIGH, SO50 7DZ

Case Officer: Claire Campbell-Best

Description: Raising of roof to provide enlarged first floor living accommodation, raising of chimney, first floor side extensions, two storey rear extension, single storey rear extension/verandah, front porch, alterations to fenestration including first floor Juliet balconies to rear and side elevations (Revised scheme to approved planning permission H/19/87048) (AMENDED DESCRIPTION)

Particular Site Constraints	Yes ☒	No ☐
Within designated countryside Adjacent to a Grade II listed building – The Cockpit Tree Preservation Order – 405A-E		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
H/19/87048	Raising of roof to provide enlarged first floor living accommodation, raising of chimney, first floor side extension front porch, alterations to fenestration including Juliet balconies to rear and side elevations and 3no. front dormer detached carport with study above and new front boundary fence	Permit – 19/03/2020
Z/35299/002/00	Construction of single storey extensions	Permit – 04/04/2002
Z/35299/001/00	Single storey side and rear extension	Permit – 25/05/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Fair Oak Parish Council:	Awaiting comments		
Built Heritage Consultant:	<u>No objection</u> Context This site lies in an area designated as countryside and the southern end of the paddock is the boundary of the Grade II listed building known as The Cockpit, a mid and late 19th. Century small country house of these two periods with a romantic character expressed in many gables. On the opposite side of the road is a long low agricultural building used as a piggery or similar with (when last seen) high indigenous, overhanging rural hedging on both sides of the road with a mature oak tree near the south west corner of the plot providing a particularly rural scene. The Proposal This scheme is a slight re-working of the 2019 plan H/19/87048, the main feature of which is the change in roof form. On the initial scheme the roof at the west end was a gable, this has now been changed to a hip, giving a more cohesive and softer feel to the finished building.		

	The ridge height is a bit perplexing as the previous scheme raised it significantly, yet the current drawing indicates the outline of the existing roof to be higher than the 'previously approved roof (H/19/87048)'. The new ground floor high-level window to the living room on the west elevation is a bit unfortunate as one approaches the house, but one can appreciate the desire for a better spread of light in the quite deep room, as the conservatory will temper the amount entering from the south aspect. As the building can no longer be seen from the road, this is not of public concern. Conclusion Removing the west gable to the roof is a good improvement to the overall look of the house and the ridge height is not important for a building of this size in this situation i.e. a stand alone structure in the countryside. The addition of fanlights to most windows better matches the existing staircase window, so again ties in better, as does the integration of the solar panels.
Ecology:	<u>Further Ecology response received 16/07/24:</u> If a previous planning permission was granted without the need for a bat survey then our advice on an amended scheme would remain the same, however I think from a planning perspective it would be difficult to then apply that to the revised application. In which case the emphasis is on the applicants to be aware of their responsibilities under the WCA and Habs Regs regarding bat roosts should one be present. <u>Response on review of site photos received 15/07/24:</u> I have reviewed the site photos. There are definitely raised and slipped tiles on the single storey rear and side roofs and dense cover of vines on the front elevation. These are potential bat roost features which need to be checked by an ecologist. A preliminary bat roost appraisal is required. <u>Original consultation response received 25/06/2024:</u> Site photos requested
Trees:	<u>Arboricultural Information</u> Report reference 201262 – AMS, dated 18th May 2020 <u>Comments</u> We cannot see any changes from the previous application that would have significant changes from an arboricultural perspective. Therefore, we are happy to recommend that the old report is condition as it is still applicable. The development must accord with the arboricultural report reference 201262 – AMS. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/07/2024 – 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, DM12, DM14 and DM26. Supplementary Planning Documents: Quality Places; Residential Parking Standards;
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Assessment: <u>Site and Surroundings</u> The application site relates to a two storey detached cottage with a thatched roof located on the southeastern side of Knowle Lane towards the southern end of the road. The site falls within designated countryside and set within a generous plot. The property is positioned well back from the road and screened by the mature trees, hedging and fencing along the lane. The surrounding area comprises of a mix of residential, commercial and agricultural uses which are sited sporadically along the lane, resulting in a rural character. <u>Proposal</u> Planning application H/19/97048 was granted in March 2020 for extensive works to the property and within the site. This included raising of the roof to enlarge the first floor living accommodation, raising of chimney, a first floor side extension, front porch, Juliet balconies to the rear and side elevations and 3no. front dormers to the property as well as a detached carport to the northeast of the site and a new boundary fence. The carport and boundary fence has been implemented and are complete. This application seeks to amend this approve scheme with regards to the planning permission granted to the property, which includes the following: - Change in the roof form; on the original scheme, the roof at the west elevation was a gable and this has now changed to a hipped roof; - Further raising of the ridge height by approximately 0.7m ; - Omission of the 3no. front dormer windows with 3no. standard windows; - A single storey rear extension which would accommodate a conservatory and verandah; - Two storey rear extension; - The first floor fully glazed panel windows reduced from 3 to 2 the northern side elevation; - A ground floor high level window inserted into the western side elevation and a door to the same elevation changed to a fully-glazed panel; - Slightly enlarged first floor gable glazing to the rear and eastern side elevation. <u>Principle</u>
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The general principle of development in the countryside is not usually acceptable. However, the application site is an existing residential dwellinghouse, whereby extensions and alterations are considered acceptable in principle.

Character and Appearance

The revised scheme would alter the appearance of the property from what was approved; the change in roof form from a gable end to a hipped roof would result in a reduction in scale and massing to the western elevation which is welcome and slightly less imposing than what was approved. It is acknowledged the ridge height would be further raised when compared to what was permitted, however on balance, due to the reduction in mass as described, this isn't considered to be overly excessive. The loss of the thatched roof is disappointing but understandable when considering the energy efficiency of such a roof. A condition will be applied to ensure the proposed materials are acceptable in relation to the character of the property.

The addition of a two storey rear extension is modest and proportionate to the host dwelling; this extension mainly infills a recess and does not increase the footprint of the property to a significant degree. Likewise, the proposed single storey extension and verandah are considered modest and subservient additions to the property.

The changes to the windows are considered acceptable in terms of design and would not result in an unacceptable amount of glazing that would be detrimental to the character of the property.

The property is positioned well back from the road, as such, the proposed development would not be highly visible within the public realm due to the existing mature landscaping and fencing along the western boundary of the site.

The Built Heritage Consultant was consulted upon due to the site being adjacent to the Grade II listed building, The Cockpit. They advised they had no objections to the revised scheme, echoing the omission of the gable roof form was an improvement to the overall look of the house. They also noted the further raising of the ridge height did not impact upon the nearby listed building as the property is a stand-alone structure in the countryside.

Overall and to conclude, while the revised scheme is considered to be in the limits of what is acceptable in terms of size, scale and massing, as it is mostly contained within the existing footprint of the building. However, the property is well screened from the road and is not considered to cause harm to the countryside setting and is therefore acceptable in terms of design

Residential Amenity

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 as the property is well distanced from nearby neighbouring properties.

Ecology and Trees

Ecology was consulted on the revised scheme. Initially, the Council's Ecologist requested site photos which were provided. The Ecologist reviewed these photos and requested a preliminary bat roost appraisal. As Ecology do not appear to have been consulted in the previous permission, it is hard to justify this appraisal take place prior to determination. On this basis, an informative will be issued to the applicant, advising them of their legal obligations should a bat be found during building works.

Trees were consulted due to there being a TPO in fairly close proximity to the property. An arboricultural report accompanied the application and the Council's Tree Officer reviewed this. They advised they had no objection provided the development accords with the report and the tree protection measures have been put into place prior to construction and remain in place until work is complete.

Highways Safety and Parking

The property is a four bedroom property, the revised scheme does not propose any additional bedrooms and the required off-street parking for 3no. vehicles remain the same. Nevertheless, the required parking can be accommodated by the detached carport and driveway within the curtilage of the site. As such, there are no highway safety or parking concerns.

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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐