

DELEGATED OFFICER REPORT

Application Ref: H/24/97212

Site Address: 26 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EW

Case Officer: Claire Campbell-Best

Description: Two storey side extension, single storey rear extension and alternations to existing fenestration (Amended Plans and Description)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Within Hiltingbury and Hocombe Park Special Policy Area Tree Preservation Order (58-H and 283-E) Southern Water Sewer 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
No planning history, only applications relating tree works,		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	The application has two rounds of consultations and received a total of nine objections stating the following: - Excessive bulk and Layout - Poor Design - Lack of information on materials - Lack of separation between buildings - Overdevelopment - Not in accordance with the Local Plan or Special Policy Area - Overlooking - Loss of privacy - Loss of outlook - Drainage concerns - Possible MOD remnants in garden The following objections were noted in reconsultation period: - Previous objections still stand - Concerns original plans will be carried out in stages		
Chandlers Parish Council:	<u>Amended plan comments</u> No further comments were received . <u>Original Comments</u> We note the extensive objections from the property's immediate neighbours and request that these are addresses. We share a number of their concerns, particularly regarding bulk and scale, local character and the requirements of the Hiltingbury Character Area.		
Ecology:	<u>Updated comments upon review of internal garage photos 15/05/24:</u> I have reviewed the internal photos of the garage and do not see any potential bat roost features other than the decaying fascia on the exterior so I don't think a survey would be necessary. 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 informed. 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. <u>Comments upon review of site photos 09/05/24:</u> I have reviewed the site photos. The area impacted by construction does not contain habitat suitable for great crested newts, toads, hedgehogs or stag beetles. The rest of the garden appears to be amenity lawn, bare ground and hardstanding. There is a line of small shrubs along part of the side fence. I don't see any potential features for bats or nesting birds except for decayed wood fascia with a large hole at the rear of the garage/single storey outbuilding (labelled Log Store on the existing ground floor and site plan. This area is proposed to be removed and replaced by a shed/store. A preliminary bat roost assessment may be required. I am happy to review internal photos of the roof of the garage and close photos of this area to see whether they can provide any additional information first. <u>Original comments received 22/04/24:</u> The site is in an amber impact risk zone for great crested newts. There are records nearby for bats, swifts, toads, hedgehogs and stag beetles. I need to review close up photos of all aspects of the roof, windows, soffits, fascia and flashings taken in good light to determine whether any surveys will be required. Biodiversity enhancements will be required in accordance with Local Plan policy DM11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building.
Trees:	<u>Updated comments on Arboricultural Report:</u> We raise no arboricultural objection, subject to the following condition: The development must accord with the arboricultural report reference TH4688. 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 locality. <u>Original comments received</u> There are a number of significant trees on site and on neighbouring land, some of which are subject to Tree Preservation Orders. As no arboricultural information has been provided, it is not currently possible to assess the impact of the proposals.

	As per the Trees and Development SPD and British Standard 5837, we request arboricultural information in order for us to make more appropriate comments.
Southern Water Services:	No objection – guidance notes provided

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 08/05/2024 – 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; Character Area Appraisals – Hiltingbury and Hocombe Park Special Policy Area.
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Assessment: <u>Site and Surroundings</u> The application site contains a two storey detached dwelling with attached garage located on the southeastern side of Lakewood Road. The site is situated in a corner plot location on the junction of Lakewood and Merton Avenue. The property was constructed in the 1960s and is traditional in character and form. The surrounding area is residential in nature and features large detached dwellings of varying design and character set within good sized plots. <u>Proposal</u> This application seeks approval for a two storey side extension to the southwestern elevation and a single storey rear extension to the southeastern elevation of the host dwelling. The application also proposes changes to the existing fenestration to bedroom two – a high level window would be changed to a standard size window. During the planning process, concerns were raised that the scheme was excessive in bulk and scale, particularly with regard to the proposed first floor side extension. As a result, amended plans were received which omitted the first floor extension as well as a change the window arrangement to bedroom two to alleviate privacy and overlooking concerns. <u>Principle</u> The development is within the urban edge where the principle of development is acceptable. The site also falls within the Hiltingbury Special Policy Area is defined in the Eastleigh Borough Local Plan. It differs from many of the other areas described in this guidance in that it is afforded a degree of statutory protection from inappropriate development. The local plan describes the area as well-wooded, consisting generally of large residential plots which are visually attractive and which help to meet a demand for such properties. The following local plan policy applies:
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In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:

- i. the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
- ii. the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
- iii. the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
- iv. the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

Character and Appearance

26 Lakewood Road is a two storey property which is traditional in character and form, occupying a corner plot and is in prominent location with all elevations visible within the public realm.

The application proposes a two storey side extension to the southwestern side elevation and a single storey rear extension to the southeastern elevation which would be visible within the street scene due to the property's location. The two storey side extension is considered to be acceptable in terms of scale and massing. While it is acknowledged the extension lacks subservience to the main property, maintaining the ridge line, its modest width means it would be a proportionate addition to the host dwelling. Overall, the extension would not be unduly prominent within the street scene.

The extension to the rear is single storey in nature, while it would span the width of the property and garage, overall, the depth is considered modest and subservient to the host dwelling. It is acknowledged the roof line to this extension will not align with the attached garage on the northwestern elevation and is slightly discordant. However, on balance, due to the single storey nature of the extension and the location of this part of the extension, it is considered to not be an overly prominent feature within the locality which would cause material harm to the street scene.

Neighbours and the Parish has raised concerns with regards to the design and materials of the proposal and how this will impact on the character area appraisal the site is located in. The amended plans now demonstrate that the proposals are at an acceptable scale in relation to the plot itself and the locality. It was noted during the site visit that there are properties in the surrounding area that have been extended over time, resulting in large dwellings. The proposal in this application is considered to be comparable in scale to the existing surrounding development seen within the locality.

With regards to the use of matching materials, a condition will be applied to ensure the materials match the host dwelling so that the proposed development respects the character of the property and the locality, thus complying with the character area appraisal. It is noted anthracite grey uPVC fenestration is proposed, during the site visit it was seen that the existing fenestration has been changed to this colour. While it is acknowledged this colour is not present within the locality, as the site is not in a conservation area or is the property a listed building, ultimately, the introduction of grey fenestration would not be detrimentally harmful to the property.

Neighbours have also raised concerns the original plans at submission will be commenced in stages. While this is noted, further planning permission would need to be sought for any anticipated works. Any future planning applications would be assessed upon their own merit using Local and National Planning Policies and would still be subject to public consultation.

Overall and to conclude, the amended proposal is acceptable in terms of design, scale and massing.

Residential Amenity

The neighbours most impacted as a result of the proposal would be the neighbour to the southeast, 1a Merdon Close and the neighbour to northeast, 28 Lakewood Road

Impact on 1a Merdon Close:

1a Merdon Close is to the southeast of the site and share a rear boundary. The rear elevations to 1a and the site face each other, with the properties angling closer together to the southwest. This neighbouring property is a detached property that is similar in design to the application site. This neighbour has raised concerns the proposals would impact upon their outlook, light and privacy.

The two storey extension would not project closer to this neighbour as the development would be located to the southwestern side elevation. While the extension would alter the outlook to the rear facing windows to no. 1a, due to the modest width of the extension, this is not considered to be harmful. There would also be a separation distance of approximately 17.4m between the extension and this neighbour, due to this distancing, the extension is not expected to impact upon the light received to this neighbour.

With regards to loss of privacy, it was noted during the planning process that the first floor window arrangements to bedroom two would cause unacceptable overlooking and loss of privacy to no. 1a, as the 17.4m separation distance falls short of the 22m distance recommended in The Quality Places SPD. Amended plans were received which show the dressing area window has been moved to the southwestern elevation which faces the street and away from the garden and rear elevation to 1a. The standard size window to bedroom two has been marked as obscured glazed on the plans and this will be secured by condition to ensure the neighbour's privacy is retained.

The neighbour has also raised concerns the rooflights to the single storey rear extension would look into their first floor rear bedroom windows of their property, one of which is a high level window. While this is noted, the rooflights would be above eye-level preventing any direct overlooking. As such, the rooflights are not expected to impact upon the privacy of 1a to an adverse degree.

Impact on 28 Lakewood Road:

28 Lakewood Road is to the northeast of the site and is a detached two storey property. This neighbour has also raised concerns that the proposal would impact upon their outlook, light and privacy.

The two storey side extension is located to the southwestern side elevation which is away from this neighbour. The element is therefore not expected to impact this neighbour's outlook, light or privacy.

Turning to the single storey rear extension, there would be an approximate 6.5m separation distance between the closest part of proposed extension and this neighbour. Furthermore, as the extension would be single storey in nature, this separation distance is considered reasonable. Additionally, most of the extension would be screened by the boundary treatment along the shared boundary and the existing garage to the site. This extension is therefore not expected to impact this neighbour in terms of their outlook, light or privacy.

Trees

The Tree Officer was consulted as there are protected trees within the site. Owing to this, the Tree Officer requested arboricultural information. An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan was provided on 01 July 2024. This was reviewed by the Tree Officer who was content with the tree protection measures

set out. A condition will be applied to ensure the tree report is complied with during building works.

Other Matters

A neighbour raised concerns relating to drainage, while this is noted, drainage matters will be covered separately under Building Control Legislation.

Another neighbour has also raised concerns there could be MOD remnants/equipment within the garden. An advisory will be added to the decision notice advising the applicants to contact the MOD should anything be found during building works.

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 ☐