

DELEGATED OFFICER REPORT

Application Ref: H/24/97932

Site Address: 67 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AE

Case Officer: Claire Campbell-Best

Description: First floor side & single storey rear extension, enlarged side facing dormer, integral garage conversion and part conversion of detached garage.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Order (250-E)		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/10060/002/00	Erection of double garage	Permit – 30/08/1991
Z/10060/001/00	Single storey front rear and side extension	Permit – 25/02/1987

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment received from 65 Lakewood Road: We request that the first floor south facing ensuite window is obscured in the same manner as the two north facing bathroom windows please. We have made this request as between October and May when the trees are not in leaf, this window looks directly into our living spaces and bedrooms. Otherwise we support the application.		
Chandlers Ford Parish Council:	No comments were received		
Ecology:	Updated comments of the Bat Survey Report by Hampshire Ecological Services Ltd received 19/08/2024: I have reviewed the Bat Survey Report by Hampshire Ecological Services Ltd. (August 2024). The house was assessed to have low bat roost suitability and one dusk emergence survey was carried out. No bats emerged during that survey. The garage was assessed to have negligible bat roost suitability. 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. No vegetation is currently proposed to be removed to facilitate these proposals. If there are any changes, the precautionary measures specified to protect nesting birds must be followed. The existing bird boxes on the property should be removed outside the bird nesting season if possible, if this is not possible, they should be inspected by an ecologist immediately before being removed. If there is any evidence of an active nest, they must be protected from		

	disturbance by a 5 m buffer zone until after the young have fledged and left the nest. The biodiversity enhancements and their indicative locations recommended in section 5 and shown in figures 5 and 6 of the report are appropriate and should be implemented. These include a bat box/brick, a swift box and a 32 mm hole bird box. Installation specifications are recommended in the report. The lighting recommendations are appropriate and should be followed if there are any proposed changes to exterior lighting. Additional planting of flowering and fruiting plants as described in Appendix D is encouraged. <u>Original comments received 07/08/2024:</u> This site is located in a green impact risk zone for great crested newts. There are records of bats, hedgehogs and stag beetles nearby. Due to the impact of the proposals on the existing roofs and side dormer, a preliminary bat roost appraisal (PRA) will be required. A precautionary working method will be required. This must include the following information: All building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building. The ecologist conducting the PRA should recommend the most appropriate locations for biodiversity enhancements in their report. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk-our-work-putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Trees:	No objection

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/08/2024 – Photographs on file		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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 Special Policy Area.

Assessment:Site and Surroundings

The application site is a large detached two storey dwelling located on the western side of Lakewood Road. The property is set within a substantial plot and is positioned well back from the road; positioned in front of the dwelling is a detached double garage and the site is bound by a combination of mature trees, hedging and fencing. The surrounding area is residential in nature and features detached large dwellings set in large plots that have been extended over time. There is a spacious and green character within the locality and the site forms part of the Hiltingbury and Hocombe Special Policy Area.

Proposal

This application seeks approval for a first floor side extension over an existing integrated garage (which is proposed to be converted into habitable space), a single storey rear extension which includes infilling a recess and replacing a set of patio doors with a window, enlargement to the existing southern side dormer and part conversion of the detached double garage. Amended plans were received over the course of the application to add a second window to the proposal enlarged dormer so that it would be symmetrically balanced. The proposals would be finished in materials that would match the host dwelling.

Principle

The development is within the urban edge where the principle of development is acceptable.

The site lies with the Hiltingbury and Hocombe Special Policy Area which is defined in the Eastleigh Borough Local Plan. It differs from many of the other area 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 usually visually attractive and which help to meet a demand for such properties. The following local plan policy applies:

In order to meet 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 of prejudice the retention of existing healthy and 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 design to assimilate the development into its surroundings.

Design and Layout

- The design of the proposals combined are suited to the host dwelling in terms of its form, scale and appearance as detailed below.
- The first floor extension is proportionate in size to the host dwelling. The extension would be set down from the main ridge of the property and also set back from the principal elevation which results in a subservient appearance. The integral garage below would be converted into habitable space; the garage door would be replaced with a window and the existing hipped roof over the garage would be replaced with a gable facing pitched roof which is a modest addition to the property and adds interest to the front elevation.
- The enlarged dormer while fairly significant in size, would be positioned on the southern roof slope and would be mostly screened from the street scene (when facing north) by the mature hedging to the south of the site. Additionally, there are examples of side facing dormers of a similar size within the locality (58 Lakewood Road). Therefore, the enlarged dormer is considered to be in keeping with the existing development seen within the wider surroundings.
- While it is acknowledged the first floor side extension, enlarged dormer and alterations to the front porch will alter the appearance of the front elevation to the property, the additions are considered to be appropriate and not detract from the character of the property. Furthermore, it was noted during the site visit many of the properties within the locality have been heavily extended; the proposals in this scheme is considered to be comparable with the development seen within the area.
- The partial conversion to the detached garage to the front of the property would involve replacing one of the garage doors with a window and a set of bi-fold doors inserted into the western elevation. This would accommodate a home gym which would be ancillary to the property. The changes to the garage are considered minor and would have minimal impact within the street scene.
- The single storey rear extension, recess infill and fenestration alterations are also considered proportionate to the host dwelling. The extension would project a maximum of 4.2m from the rear wall of the property and would be flat roofed reducing any perceived massing at roof level. Owing to the siting of this extension to the rear, it would not be visible within the public realm.
- Overall and to conclude, the proposals are considered to be acceptable and in accordance with planning policies and the character area appraisal.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the neighbour to the north 69 Lakewood Road, 65 Lakewood Road to the south and 67a Lakewood Road to the west.
- The first floor extension would have a separation distance of approximately 3.2m from the northern boundary shared with no. 69 and a 8.75m separation distance between the site and this neighbour. Along the northern boundary is extensive mature trees and vegetation. Owing to the separation distances and the existing boundary treatment, the first floor extension is not considered to adversely impact upon the outlook, light or privacy to no. 69.
- This neighbour has commented on the application, requesting the two windows to the northern side elevation are obscured glazed to maintain privacy. As these windows will serve en-suites, this condition will be applied in order to maintain the privacy between the occupants and the neighbour.
- The enlarged dormer would have two windows inserted into the southern side elevation which would serve an ensuite and dressing area. The proposed enlarged dormer would face the rear garden to 65 Lakewood Road; there would be a separation distance of approximately 10.3m between the dormer and the rear

boundary to no. 65 and a 39m separation distance between the site and this neighbour. The rear boundary to no. 65 is marked with mature trees and hedging however, there still could be glimpsed views into the private garden area of no. 65. To alleviate this concern, both windows to the enlarged dormer will also be conditioned so that they are obscured glazed to protect the privacy of the occupants and neighbours.

- Turning to the neighbour to the west 67a, the proposals are considered to be sufficiently distanced from this neighbour and the proposed development is not expected to impact upon their outlook, light or privacy.

Trees and Ecology

- The Council's Tree Officer was consulted due to there being protected trees on site. The Tree Officer confirmed as the proposals were not in close proximity to the protected trees they had no objection to the scheme. It should also be noted the trees along the northern and southern boundaries will remain with the development in place, maintaining the green character to the plot and wider area.
- The application was accompanied with a Bat Survey Report by Hampshire Ecological Services Ltd. This was reviewed by the Council's Ecologist who was satisfied with the findings of the report and the measures set out. As such, it is recommended this be secured by condition. In addition, biodiversity enhancements are recommended to be included by way of informative.

Highways Safety and Parking

- The proposals include an additional bedroom, resulting in a five bedroom property which requires three off-street parking spaces as set out in the Residential Parking Standards SPD. The proposal also results in the loss of two existing off-street parking spaces due to the conversion of the integral and detached garage. While this is not normally welcomed, the remaining garage bay and the driveway to the front of the dwelling can accommodate the required parking. As such there are no highway or parking safety 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.

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 ☐