

DELEGATED OFFICER REPORT

Application Ref: H/24/97897

Site Address: 14 MALCOLM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BG

Case Officer: Claire Campbell-Best

Description: Proposed side and rear extensions, with first floor roof alterations to accommodate living accommodation

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Order – 247-E Flood Zones 2 and 3		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
Z/04150/003/00	Erection of single storey extension to existing dwelling	Permit – 12/07/1974

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two objections were received from 16 Malcolm Road raising the following concerns: • Poor design. • Roof design will cause drainage and damp issues. • Windows will create light pollution and have a negative impact on wildlife. • Not in line with the character area appraisal. • Design should be amended to match the surrounding properties. • Excessive glazing and will create privacy and overlooking issues. No further comments were received following a reconsultation of amended plans.		
Chandlers Ford Parish Council:	No comments were received		
Ecology:	<u>Updated comments received 03/10/24:</u> To amend the previous ecology response, a bat license from Natural England will be required to be in place before the start of any work on the house. The detached garage can be demolished before the bat license has been approved, but any work to the main house has the potential to disturb bats using the front porch as a night roost and must be done under license. This will also avoid any potential delays in case bats are found during construction. As mitigation for loss of the night roost in the porch, a section of the soffit on the front elevation overhanging in front of the garage must contain a roughened surface to allow bats to grip onto it. Exterior lighting must be avoided in this area. Any exterior lighting at the front door must be shielded from illuminating the garage area and must conform to the guidelines given in section 5.6.2 of the Bat Survey Report. <u>Comments on bat survey received 01/10/24:</u>		

I have reviewed the Bat Survey Report by Hampshire Ecological Services (September 2024). The previous ecology response requested a Preliminary Ecological Appraisal rather than a Bat Survey Report, however I can see from the photos submitted in the bat survey report that the area around most of the house is either closely mown lawn, paved or gravel so not likely to provide habitat for great crested newts.

If any great crested newts are found on site all work must stop and Natural England must be called.

The house was assessed to have low bat roost suitability due to a gap in the soffit on the west elevation. One emergence survey was conducted, and no bats were seen emerging from the house. Bat droppings were found on the floor of the porch, so it is believed to be a night roost for long-eared bats, which will require a bat license from Natural England before any work can be done affecting the front elevation of the house. The license can only be applied for after planning permission has been granted. Natural England may request additional survey effort from the optimum season of May to August/September to inform a licence application, see section 5.7 for details.

From the amended Proposed Alterations plan, the works proposed to the front elevation are quite extensive and would affect the front porch, so we will require the bat license to be approved before the commencement of any works involving the roof and side extensions. A proposed schedule of works will need to be conditioned to show whether any work can be done to the rear without affecting the front porch. The garage was assessed to have negligible bat roost suitability and work on the garage may commence without further constraints.

The biodiversity enhancements recommended in the report area a built-in bat box/brick, two swift /sparrow nest boxes, and a 32 mm hole bird box. These are appropriate and are shown in figures 6-8 in section 6 of the report. The wildlife-sensitive lighting guidance given in section 5.6.2 of the report must be followed.

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>.

Original comments received 07/08/24:

This site is in a green impact risk zone for great crested newts. There are records of bats, stag beetles, and hedgehogs nearby. Due to the extent of the proposals, a preliminary ecological appraisal is required.

A precautionary working method will be required. It 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 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 Putting up your box - Bat Boxes - Bat Conservation Trust (bats.org.uk) 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 12/08/24 – 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; Kingsway Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site contains a detached one storey bungalow located on the northwestern side of Malcolm Road. The dwelling is set well back from the highway and is fairly central within the plot. To the rear is a private garden enclosed with a combination of mature hedging and fencing. The surrounding area is residential in nature; many of the properties within the road have been altered, some quite extensively, resulting in a varied street scene with no uniform character between dwellings. <u>Proposal</u> This application seeks approval for roof alterations which would involve the slight raising of the roof by 0.3m along with front and rear dormers and a central gable to provide first floor living accommodation. There would also be single storey side extensions (incorporating a single garage) and a flat roofed single storey rear extension. Over the course of the application, the roof form was changed from barn hipped to fully hipped and the dormer windows reduced in scale to reduce the overall bulk and massing and as such the application can be recommended for approval.

In terms of external finishes to the proposal, the roof would have grey slate tiles, there would be white render and with a brick plinth to all elevations and grey uPVC fenestration. This was confirmed by the planning agent via email.

Principle

The application site falls 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 below.

The site also falls within the Kingsway Character Area Appraisal and states the following about development proposals:

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

Character and Appearance

- Malcolm Road features one and two storey dwellings. Over time, the bungalows within the road in particular have been altered to include first floor accommodation with dormers, finished in a contemporary style. As a result, the character of the road has changed and has a mixed variety of dwellings of architectural styles within the locality.
- The amended design of the proposals on balance, are considered to be appropriate in terms of form, scale and appearance when taken into account the development found within the locality. Central or glazed gables and flat roosed dormers are seen within the wider surroundings; therefore, the proposed design features in this scheme are considered to mirror the design features of the existing development within the area and would not cause detrimental harm to the street scene.
- While it is acknowledged the proposed works are fairly significant, the building is set within a good sized plot and set well back from the road, reducing its overall prominence. Although it would be visible within the public realm, it is considered the development when finished would blend in with the contemporary dwellings seen within the road.
- The proposal would be finished in materials not currently found on the host dwelling; the grey roof tiles and fenestration in isolation is considered to be acceptable as the property is not with a conservation area. The use of white render is also considered to be acceptable as there are numerous properties within Malcolm Road that feature the same colour render and would not be overly dominant within the locality.
- The single storey rear extension would be sited to the rear of the property and would not be visible within the public realm. Its single storey nature and flat roof form results in a subservient addition to the host dwelling.
- The development would not be an overdevelopment of the site, a good sized rear garden would be retained with the development in place.

Residential Amenity

- The neighbours most impacted by the proposed development would be the immediate adjoining neighbours no. 12 and 16 Malcolm Road. While it is acknowledged the alterations to the roof are fairly significant, the hipped roof slopes away from the neighbouring boundaries which lessens the impact upon the neighbours. There is a minimum distance of approx. 4.2m between the application site and no. 16 and 6.9m between the site and no. 12. It is therefore considered due to these distances and the roof form, this element of the scheme will not adversely impact the neighbouring properties in terms of their light or outlook.
- No. 16 has a closer relationship to the application site and this neighbour has raised concerns the ground floor glazing to the southern side elevation and dormers would cause privacy and overlooking concerns. During the site visit it was noted there is a mature hedgerow along the shared boundary which would adequately screen this glazing, alleviating any privacy or overlooking concerns. The rear dormer windows would mainly face the garden to the application site., however, there would be an oblique view into the neighbouring gardens of nos. 16 and 12; this is unavoidable in urban settings and not expected to impact the privacy to these neighbours to an unacceptable degree that warrants refusal of the application.
- The single storey side extension to the southern elevation also has the potential to impact upon no. 16 as it would infill the recess found along the front elevation and would extend beyond the front building line to no. 16. This closest front facing window to the application site is a bedroom window which faces east. The daylighting test has been applied to this window and appears to pass the test. It is therefore considered due to this and the orientation of the window, this room will not have a significant loss of light and outlook.
- No. 12 as noted, is distanced further from the application site and is also on higher ground levels. Along the shared boundary is a combination of high fencing and mature vegetation. There would be a fully glazed door to the northern side elevation, but this would directly face the fencing along the boundary and as such the scheme does not generate any privacy or overlooking concerns.
- Therefore, 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.

Highways Safety and Parking

- The development proposed two additional bedrooms, resulting in a five bedroom property which would require 3 off-street parking spaces as set out in the Residential Parking Standards SPD.
- The required parking would be accommodated by the newly created integral garage and the driveway to the front. As such, there are no highway safety or parking concerns.

Ecology and Trees

- The council's Ecologist was consulted upon due to the nature of the works and they requested a preliminary ecological assessment. A Bat Survey Report carried out by Hampshire Ecological Services Ltd (September 2024) was received and reviewed by the Ecologist. They advised they were satisfied with the findings of the survey and content with the protection measures set out and recommended this be secured by condition. The report also stated a Bat Licence will be required from Natural England prior to construction works, this will be recommended as an informative to the applicant as well as biodiversity enhancements.
- The application site does not contain any protected trees however there are protected trees close to the rear boundary of the site, as such the Tree Officer was consulted. They advised they had no arboricultural objection to the proposal.

Other Matters

- The application site falls within flood zones 2 and 3, The planning agent has confirmed building works will not be set any lower than the existing floor levels. Therefore, the development is not expected to cause adverse flood or drainage concerns within the site or the surrounding properties.

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: On balance, for the reasons stated above, this application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐