

DELEGATED OFFICER REPORT

Application Ref: H/24/97205

Site Address: 68 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AA

Case Officer: Claire Campbell-Best

Description: Construction of a new detached garage and store to front, two storey front, side and rear extensions, single storey rear extension and external alterations

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Tree Preservation Orders – 247-E		

Planning History	Yes ☐	No ☒
No planning history – only applications relating to tree works.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>One objection received from 66 Lakewood Road raising the following concerns:</u> • The garage will be built too close to large protected trees and there is a high risk of damaging the trees. • The workshop to the garage is large with skylights and could be used as a residence. • The south facing windows and double patio door result in overlooking and would result in a loss of privacy.		
Chandlers Ford Parish Council:	No comments were received		
Ecology:	<u>No objection, subject to conditions:</u> <u>Comments received on bat survey report received 18/09/24:</u> I have reviewed the Bat Survey Report by Hampshire Ecological Services (September 2024). The building was assessed to have low bat roost suitability and one bat activity survey was done in July 2024 in line with best practice. No bats were seen emerging from the building, however there were bats foraging and commuting on site. The recommendations in the report are appropriate: No works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto retained vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats. The lighting guidance in section 5.6.3 must be used if any additional exterior lighting is proposed. The biodiversity enhancements recommended in the report are appropriate and are shown in figures 5, 6 and 7. These include an integrated bat box built into the south side of the new extension, a swift box built into or attached to the exterior wall of the house, and a 32 mm hole bird box attached to a mature tree in the garden. 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 on review of site photos received 13/05/24:</u> I have reviewed the site photos. There are hanging tiles on the front elevation. They appear to be in good order. There are some areas on the roof where tiles have slipped creating gaps. There appears to be a gap in the flashing around the chimney and in the tiles of the small roof below and around the chimney. The soffits appear to be intact. The proposed garage could be within the root protection zone of several large trees. This will need to be checked. Several trees and shrubs would be impacted by the side extension. A preliminary bat roost appraisal (PRA) will be required, and further surveys may be needed based on the results of this appraisal. Precautionary working methods will also be required. The ecological consultant who does the PRA should recommend the most appropriate locations for biodiversity enhancements. <u>Original comments received 30/04/2024:</u> This site is in a green impact risk zone for great crested newts. There are records of bats, hedgehogs, and stag beetles nearby and common toads and nesting swifts in the wider area. There are many trees on site, some of which are subject to a tree protection order. It is not possible to see the house from the photos available on Google maps. A preliminary ecological appraisal is required. 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.
Trees:	<u>No objection, subject to condition:</u> <u>Updated comments on amended tree report received 09/10/24:</u> We are satisfied with the amended report. Please condition the following: The development must accord with the arboricultural report reference ASR_68 Lakewood Road Law September 2024. 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.

	<u>Original comments received 14/05/24:</u> Arboricultural Information Arboricultural survey and report reference “ASR_68 Lakewood Road_Law_February_2024” Comments This application can be effectively reviewed as two separate proposals: the new garage and the dwelling expansion. Firstly, regarding the dwelling expansion, the arboricultural report does not detail this element of the proposal. Therefore, we raise an arboricultural objection because it has not been demonstrated that the proposal will not cause significant harm to the trees present on site and on neighbouring land. It appears likely that the proposal will impact the existing trees and thus the proposal is contrary to policy DM1. Secondly, regarding the proposed new garage, the footprint is almost completely within the RPAs of category A and B trees, which are subject to a tree preservation order. As a starting point, this is unacceptable and contrary to policy DM1, and advice and guidance in the Trees and Development SPD. The report proposes that the garage be elevated on piled foundation. However, the report lacks detail and, as it stands, does not demonstrate that the proposal can be achieved without significant harm to the high-quality trees. There are a number of issues (non-exhaustive) that are obvious: • A 50mm void beneath the garage is not acceptable – this will easily be blocked, inhibiting free air movement. A greater void will be required but may raise ridge heights and involve the reconsultation with other consultees. Further, elevations will have to show the proposed elevated structure. • It is not clear how water will be diverted underneath the structure, both the system and whether it can be applied to a 50mm void. The report actually states that: “water from the roof of the garage should not be collected and allowed to drain into the aerated void to prevent the building creating a rain shadow.” We assume that this is a typo? • The encroachment into the RPAs may be greater than shown in the report because the RPAs have not considered the highway of Lakewood Road. • It is not clear whether levels will work with the proposed slab height, no-dig cellular confinement and existing driveway. Therefore, as it stands, we raise an arboricultural objection to the proposal.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/05/24 – 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; Hiltingbury and Hocombe Park Special Policy Area.

Assessment:

Site and Surroundings

The application site contains a two storey detached dwelling located on the southeastern side of Lakewood Road. The property is set with a generous sized plot and the boundaries are marked by a combination of mature trees, vegetation and fencing. The surrounding area is residential in nature and features large detached dwellings in similar sized plots.

Proposal

This application seeks approval for the construction of a two storey front, side and rear extension, a single storey rear extension and a detached double garage and store to the site's frontage. External alterations to the property are also proposed; the elevations would be finished in white render with a portion of the front elevation finished in light grey brickwork. The windows would be grey aluminium framed and the roof tiles would be site grey. The proposed detached garage would be finished in light grey facing brickwork, grey aluminium windows and grey painted timber doors.

Principle

The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.

The site is part of the Hiltingbury and Hocombe Park Special Policy Area, which 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:

In order to protect the special character of Hiltingbury, the sub-division or development 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

Design and Layout

- Lakewood Road features properties set in large plots and over time, many of the properties have been heavily extended resulting in substantial properties which sit comfortably within the street scene.
- The proposals in this scheme are considered to be fairly significant and lack subservience in relation to the host dwelling. However, when considering the existing properties in the wider surroundings, the proposals are considered to be proportionate in scale and massing with the dwellings in the area. Additionally, the property is mostly screened by the mature trees and vegetation along the front boundary. The two storey front and side extension would be visible from certain vantage points, but this addition is considered to be a positive enhancement to the front elevation and is not considered to be unduly dominant within the street scene nor harmful to the character of the Special Policy Area.
- The single storey rear extension would be sited entirely to the rear of the property and would not be visible within the public realm, as such this element of the scheme.
- The proposed double garage and store would be located to the front of the site in an inconspicuous part of the site. Due to the setback of the property and the size of the plot, it is considered the application site has sufficient space to accommodate a development of this nature.
- As noted, the existing boundary treatment to the front of the site provides adequate screening that would ensure the proposed garage would not be visible in the wider area. It is also acknowledged there are numerous properties in the locality that have a detached garage to the front. As such, this element of the proposal would not have a detrimental impact to the character area.
- The external finishes proposed would introduce materials that are not currently found on the host dwelling. The use of white render is considered acceptable as there are dwellings in the wider surroundings with this material. The use of light grey brickwork is not found within the locality, however this material and colour is considered to be non-obtrusive and in this instance is considered acceptable.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the immediate adjoining neighbours 66 and 70 Lakewood Road.
- **Impact upon 66 Lakewood Road:**

This neighbour lies to the south of the application site and there is a 14.3m (approx.) separation distance between this neighbour and the application site, there is also extensive natural screening along the shared boundary. This neighbour has raised concerns the proposed side windows to the southern elevation would create privacy and overlooking concerns. However, the screening along the shared boundary is considered sufficient to prevent any potential overlooking with regards to the ground floor windows in relation to this neighbour. The first floor side window which faces this neighbour which would serve an en-suite, the submitted plans do not indicate if this window would be obscured glazed with a top hung opening, in order to protect the privacy of the neighbouring property, a condition will be applied to ensure the neighbour's privacy is protected.

The proposals to the main dwelling are not expected to cause any unacceptable overshadowing or loss of outlook to this neighbouring property due to the separation distances and abovementioned screening.

The garage would be set in from the shared boundary with this neighbour by 4.6m and due to its single storey nature, the existing boundary treatment would provide adequate screening from no. 66. The neighbour has raised concerns the store area to the garage is large and could be used as a residential unit. In order to protect the nearby residential amenity, a condition will be applied to ensure the garage remains ancillary to the host dwelling.

- **Impact on 70 Lakewood Road:**

This neighbour lies to the north of the application site and there is a closer relationship between this property and the application site. With the two storey front and side element in place, there would be a 7.7m (approx.) separation distance between the dwellings.

No. 70 has three ground floor windows to the southern side elevation which face the application site and have the potential to be impacted upon by the two storey front and side extension. These windows serve a TV room, this room is also served by front and rear facing windows. While it is acknowledged the outlook and light to these windows would be impacted upon the front and rear windows would ensure this room still receives a reasonable amount of outlook and light.

The two storey side extension proposes three first floor side facing windows which would face this neighbour. These windows would serve a bathroom, en-suite and laundry room, the submitted plans do not indicate these windows would be obscured glazed with a top hung opening. In order to protect the privacy of the neighbour, these windows will also be conditioned so there are no overlooking concerns.

The two storey and single storey rear extensions are not expected to impact the light, outlook or privacy to this neighbour due to the extensive natural screening along the shared boundary and separation distances.

Equally, the proposed garage is positioned in the southwestern corner of the plot and sufficiently distanced from this neighbour so as to not impact upon their outlook, light or privacy.

- Overall and to conclude, 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.

Ecology and Trees

- The Council's Ecologist was consulted due to the nature of the works. Initially they requested site photos to review, upon review of these photos a preliminary bat roost appraisal was requested.
- A Bat Survey Report carried out by Hampshire Ecological Services Ltd (September 2024). This was submitted and reviewed by the Ecologist. They advised they were content with the findings of the report and satisfied with the recommended protection measures in relation to wildlife. As such these recommendations will be secured via condition. Biodiversity enhancements will also be recommended to the applicant by way of informative.
- The Council's Tree Officer was also consulted due to mature protected trees located within the site. Initially the Tree Officer placed an objection and requested further arboricultural information to ensure the protected trees would not be negatively impacted upon. An amended Arboricultural Survey and Report carried out by ESL Ltd (February 2024) was submitted and reviewed by the Tree Officer who advised they were satisfied with the amended report and the protective measures in relation to trees and recommended a condition whereby the applicant installs a tree protection plan before any works start on site.

Highways Safety and Parking

- The proposals would create two additional bedrooms, resulting in a five bedroom property which requires three off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the proposed

double garage and driveway to the front 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 Environment 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 ☐