

DELEGATED OFFICER REPORT

Application Ref: H/24/97954

Site Address: 13 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BU

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single and two storey rear extensions and front elevational roof alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Special Character Area • Tree Preservation Order		

Planning History?	Yes ☒	No ☐
• F/05/55821 - Side extension including integral garage and new roof extension to provide loft rooms - Refuse Planning Permission For - 07/02/2006 • F/06/56195 - Two storey side and rear extensions and alterations to roof to provide additional living accommodation - Permit - 10/03/2006		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	<u>18/10/2024</u> As bats are a highly mobile species, if work has not begun after 12 months, an update survey may be required. The recommendations for biodiversity enhancements and lighting in the report are appropriate and shall be implemented. <u>15/08/2024</u> I have enlarged and reviewed the site photos and additional photos more closely now and there are more than a few gaps where bats could roost behind the hanging tiles. A preliminary bat roost appraisal is required. A precautionary working method for hedgehogs and stag beetles will be required.		
Tree Consultant:	No objection.		

Site Visit:	Yes ☒	No ☐
Details: 14 th August 2024.		

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 (Chandler's Ford and Hiltingbury Character Areas – Kingsway)

Assessment:**Site context and surroundings**

The application property is a two-storey 4-bedroom detached dwelling, which includes an integral double garage and a single-storey gable addition that projects from the rear elevation. Steps and a patio at the rear of the property provide access to the predominantly lawned garden. The site is situated within the Kingsway Special Character Area, where the surrounding area is characterised by a variety of detached dwellings, many of which feature distinctive architectural elements.

Proposal

The application seeks planning permission for the construction of single and two-storey rear extensions, along with alterations to the front elevation, including roof modifications. The single-storey rear extension will have a flat roof, infilling the rear void. The proposed two-storey extension will feature a gable design, replacing the existing rear gable addition and serving to enlarge the first-floor bedroom. Alterations to the front elevation will incorporate new design elements, such as a full gable, larger windows, and the replacement of brick with a light-coloured render finish.

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.
- Grosvenor Road forms part of the Kingsway Special Character Area and is included within the Kingsway character area, and as described within the Changers Ford and Hiltingbury Character Area Appraisal (Kingsway), this area includes a range of detached dwellings, many with individual characteristics. The average plot size is about 0.11 hectares. There are many mature trees in the locality.

Development proposals should ensure that:

- i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- ii) no healthy or mature trees would be felled or likely to be damaged
- iii) 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 Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed changes to the front elevation are significant. However, considering that many properties in the vicinity have undergone substantial alterations, there is no consistent or unique character along Grosvenor Road. As such, the proposed changes are considered acceptable within the context of the surrounding area. Additionally, the proposed light-coloured render is a common feature on neighbouring properties, and therefore the resulting property is not expected to stand out within the street scene.
- The proposed two-storey rear extension, while exceeding the height of the existing ridge, is not anticipated to have a significant visual impact. The agent has demonstrated that the additional height at the rear would be largely concealed from public view, as it would require a viewing point at least 5.5m tall and positioned 30m away from the property to become noticeable. Furthermore, as the two-storey rear extension does not span the full width of the property, it is not considered to dominate or overwhelm the original dwelling.
- The proposed single-storey rear extension simply infills the existing rear void. Due to its modest, single-storey nature and rear location, it is expected to have minimal visual impact.
- The proposed developments respect the spacing between properties, preserving the overall rhythm and character of the street scene.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed two-storey rear extension is positioned closer to the western boundary, with the neighbouring property at 15 Grosvenor Road likely to experience the most impact. However, the detached garage on the neighbouring site can serve as a buffer, separating the proposed extension from the main habitable rooms of the adjacent property. This separation distance is considered sufficient to mitigate potential impacts such as overshadowing, loss of outlook, and loss of light. Additionally, the absence of side-facing windows on the two-storey rear extension ensures that there will be no issues related to loss of privacy or overlooking.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.

- Following a review of the site photos, the council's Ecologist has advised that there are several gaps behind the hanging tiles where bats could potentially roost. As a result, a preliminary bat roost appraisal is required. The bat survey was submitted on 14/10/2024. The report assessed the building as having moderate suitability for bat roosts, and two dusk emergence surveys were conducted. No bats were observed emerging. However, as bats are a highly mobile species, if works have not commenced within 12 months, an updated survey may be necessary.

Trees and landscaping

- There is one tree on site that is subject to Tree Preservation Orders (TPOs), and therefore the council's Tree Consultant was consulted regarding the proposal. After reviewing the plans, no objections were raised.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The application property will remain a 4-bedroom dwelling, which requires the provision of three parking spaces. The integral double garage and the existing driveway can comfortably accommodate this requirement.

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, 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.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐