

DELEGATED OFFICER REPORT

Application Ref: H/24/98167

Site Address: 36 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AN

Case Officer: Claire Campbell-Best

Description: Raise of roof with rear extension to provide first floor accommodation with associated alterations to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area TPO – 58-H and 249-E		

Planning History	Yes ☐	No ☒
The site has no planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Chandlers Ford Parish Council:	<u>Comment:</u> The application is unclear whether the roof line is to be raised or not. Further clarification requested. <u>Local Planning Authority Response:</u> The Parish was provided with information on the raising of the roof.		
Trees:	<u>Comments received 26/09/2024:</u> The proposed development appears to be a suitable distance from the significant trees to the rear of the site (in neighbouring properties). However, there is a risk of impact, especially to the rooting systems, from construction access, storage and activities, especially as this is relatively extensive work to the rear of the dwelling house. Therefore, it will be necessary to submit a tree protection plan, demonstrating a protected area from construction, prior to commencement. We raise no arboricultural objection to the proposal, subject to the following condition: No excavation, demolition or development related works shall take place on site until a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved plan must be adhered to in full 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.		
Ecology:	<u>Comments received 13/09/2024:</u> There are records of bats and hedgehogs near this site. I have reviewed the Preliminary Roost Assessment by Vesper Conservation and Ecology Limited (August 2024). The building has been assessed as having negligible bat roost suitability and no further surveys are required. The survey is valid for one year, so if works have not commenced by next August, an additional walkover survey may be required.		

	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. A precautionary working method for hedgehogs is also required. It must include: All building materials 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 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. One built in bat box has been recommended by the ecologist as a biodiversity enhancement. The eastern or western gable ends would be an appropriate location. A swift nest box could also be considered. 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). Bats also need insects such as moths for food, so planting some night flowering pollinating plants will provide this resource.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/10/2024		

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; Hiltingbury Road West Character Area Appraisal.

Assessment:

Site and Surroundings

The application site contains a modest one storey detached bungalow located on the northeastern side of Gordon Road. The property is situated in a good-sized linear plot and is set back from the highway by a front garden and driveway. The surrounding area is residential in nature and features a mixture of bungalows, some with first floor living accommodation as well as two storey dwellings.

Proposal

This application seeks permission to raise the roof by approximately 0.8m in order to provide first floor living accommodation along with two front facing dormer windows and three roof lights and a part two, part single storey rear extension. There would also be a front canopy porch and a single storey front extension which would infill a recess to the front elevation of the property. The existing garage located in the rear garden would be altered; it would be decreased in length to accommodate the single storey rear extension and changed into a garden store.

Over the course of the application, amended plans were received to reduce the size of the front dormers so they would be set down from the ridge of the main house and not dominate the front roof slope.

Principle

The development is 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.

Character and Appearance

- Gordon Road has a mixture of different style dwellings within the street scene; the majority of these dwellings are bungalows; some of which have been altered at roof level with rear extensions to provide living accommodation to the first floor. Some of these bungalows also have front facing dormer windows and there is a variation dormers (including, flat, pitched and arched) seen within the surrounding area.
- The proposals would alter the roofline and front elevation of the property; however, the alterations are considered to be respectful to both the host dwelling and the character area. The addition of the single storey front extension and front canopy porch is considered to be modest and low key, adding interest to the host dwelling. The raised roof height is expected to sit comfortably within the street scene and not be a prominent addition to the locality.
- The amended front dormer windows are also considered to be respectful to the character area and would not dominate the front roof slope. They would not be too dissimilar to the dormers found within the vicinity.
- The two and single storey rear extension is considered proportionate in size due to the size of the plot and not be overly visible within the public realm. During the site visit it was noted numerous bungalows have two storey rear extensions and it is considered the proposed development would blend in with the existing surrounding development and not be a dominate feature.
- The proposal would involve altering the external finishes to the host dwelling; the front elevation would be white rendered, the front dormer windows, side and rear elevations would have a combination of white render to the ground floor and white horizontal cladding at first floor level. While this would be an introduction of new materials not currently found on the host dwelling, white render is a common material within the vicinity and there is one example of white cladding adjacent to the host dwelling. Therefore, the use of these materials is not expected to cause material harm to the host dwelling or character area.

Residential Amenity

- The neighbours most impacted as a result of the proposals would be the immediate adjoining neighbours, no. 34 and 36 Gordon Road.

Impact on 34 Gordon Road

- 34 Gordon Road has recently completed works under planning permission H/21/91453. This included the raising of the roof and a two storey rear extension which extends just past the neighbouring garage in the rear garden. The submitted site plan shows the proposed two storey rear extension to no. 34 would not extend to a similar depth, it would be set well back from the rear built line of no. 34 and is therefore not expected to impact the outlook and light to the rear facing windows to this neighbour.
- No. 34 has ground and first floor side windows which face the application site. A planning history check shows the ground floor windows serve a hallway and the kitchen/diner. The hallway window would be impacted upon in terms of the outlook and light it would receive but this area is not considered primary habitable space. Additionally, the kitchen/diner is also served by a large window and a set of glazed bi-fold doors, which due to their location would not be affected by the proposals. Therefore, the reduction in outlook and light to this particular kitchen window is considered acceptable given this is not the main source of outlook and light to this room.
- No. 34 also has a ground floor bedroom, this window is to the rear of the property; it is north facing and has a limited outlook due to the location of the garage within the garden. The proposed two storey extension would impact the outlook and light to this window. The 45 degree daylighting test has been applied to this window and appears to pass the test. Therefore, it is accepted while there will be a loss of light, it is not considered unacceptable. Equally, as the outlook of the window is already impacted upon due to the siting of the garage, the future outlook is not expected to be unacceptable harmful given the current relationship.
- The two storey rear extension proposes a first floor side facing window which would face the side elevation of no. 34. The submitted plans indicate this would be an en-suite window and is marked as obscured glazed with a top hung opening. This will be secured by condition to protect the privacy of the applicant and the neighbouring property.

Impact on 38 Gordon Road

- No. 38 Gordon Road is a one storey bungalow and lies to the west of the application site. This neighbour has two ground floor side windows which face the application site, serving a bedroom and a lounge.
- The two storey rear extension is set in from the western elevation and also set back from the rear elevation towards the western side. There would be approximately 7.7m separation distance between these windows and the two storey extension. A planning history check on no. 38 shows the lounge window is a secondary window and not considered the main source of light to this room, therefore a reduction in outlook and light to this window is not considered unacceptable.
- The Quality Places SPD has guidance on side facing windows which serve habitable rooms; stating a reference point should be drawn 2m above ground level to the window and a 25-degree line should be applied to this point. If the proposed development obstructs this line, then there is potential for a significant reduction in daylighting to this room. This guidance has been applied to the bedroom window, which is the only source of light to this room and has appeared to pass the test. As such, this room is not considered to have an unacceptable reduction in sunlight. Equally, the outlook is not expected to be impacted upon significantly due to the good separation distances between the buildings.

- The single storey rear extension proposes two side facing windows along with the insertion of a door and window to the existing western elevation, all of which would face no. 34. During the site visit, the applicant advised 2m high fencing would be installed along the shared boundary which would adequately screen these windows from no. 34, alleviating any privacy or overlooking concerns. The installation of fencing can be carried out under permitted development and is not proposed as part of the application; an informative will be added to the decision notice advising the applicant to install sufficient boundary treatment.
- 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

- The Council's Ecologist was consulted due to the proposed works. A Preliminary Roost Assessment by Vesper Conservation and Ecology Limited (August 2024) was submitted with the application. The Ecologist reviewed this assessment and advised they were content the building had negligible bat roost potential. They recommended as the assessment is only valid for a year, a further walk over study may be required if works have not started by August 2025. This will be added as an informative as well as a precautionary working method and biodiversity enhancements to the applicant.

Trees

- The Council's Tree Officer was consulted upon as there are protected trees to the rear of the site. They advised there could be a risk of impact to these trees and requested a tree protection plan as a pre-commencement condition prior to any works being carried out. The planning agent has agreed to this condition.

Highways Safety and Parking

- The proposals would result in a five bedroom property which would require three off-street parking spaces. The parking space provided by the garage would also be lost due to the proposed alterations. The site plan submitted with the application indicates three vehicles can be accommodated on the driveway to the front of the site.
- It was noted during the site visit a tree is located within the front garden; while it is not protected and can be removed, it does provide amenity to the area. The applicant is mindful of this and wishes to retain the tree. It is noted the front garden could be further utilised for parking with the tree in place. As such, it is considered there is sufficient space for the required off-street parking and 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 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 ☐