

DELEGATED OFFICER REPORT

Application Ref: H/24/96962

Site Address: 28 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Case Officer: Dorothy Hei-Tung-Hoh

Description: First-floor side extension. Single-storey rear extension (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/37799/000/00 - Two storey rear and single storey front extensions - Permit - 05/07/2001		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two letters of representations were received to the originally submitted proposal, including one objection and one comment. The comment express concern regarding the potential obstruction of late afternoon sunlight and loss of open space due to the proposed two storey extension. As for the objection, the neighbour outlines concerns regarding overdevelopment, impact on the street scene, issues of overlooking/privacy, potential harm to existing trees, and the perceived visual intrusiveness of the proposed development. Following the submission of the amended scheme now being considered, one further comment was received from adjacent neighbour, expressing concerns about the potential for overlooking their rear patio and requesting reassurance that no work will commence without approval.		
Parish Council:	None received.		
Ecologist:	<u>20/03/2024</u> Given the close proximity of records of protected species and the complexity of these proposals, a preliminary ecological appraisal is required. This must include an internal inspection of the loft and an appraisal of the garden area around the house. Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. The consultant ecologist's report must also include the most appropriate enhancements for this building. <u>31/10/2024</u> I have reviewed the PRA, Nesting Birds and Bat Activity Survey Report by ABR Ecology (October 2024). Bat droppings were found in the loft space and confirmed to be from brown long-eared bats by DNA analysis. Three activity surveys were conducted in accord with		

	guidelines and no bats were seen emerging. The building has been classified as a day roost for a low number of brown long-eared bats. A Bat Mitigation Class Licence (BMCL) from Natural England is required and can only be applied for after planning permission has been granted. The license application must be informed by update surveys done within the same season as the license application. The mitigation and biodiversity enhancement recommendations in the report are appropriate and must be followed as set out in Table 7 in section 4 of the report. Any external lighting must conform to the guidance given in table 7 section 4 of the report. Photographic evidence of the replacement bat roost features and bat access points must also be submitted to Eastleigh Borough Council. The ecologist's report did not include any features of the area surrounding the house that might be impacted by the proposal during the construction phase. The site photos show piles of logs and tree stumps in both the front and rear garden that could provide potential habitat for hedgehogs, stag beetles and great crested newts. A review of aerial photos on Google Earth show that large trees were likely removed between March 2023 and March 2024. Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden. A precautionary working method is required during construction to avoid harming any animals living in or commuting through the garden.
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Site Visit:	Yes ☒	No ☐
Details: 12 th March 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; Character Area Appraisals (Chandler's Ford and Hiltingbury Character Areas - Velmore Road/Castle Lane)

Assessment:
<u>Site context and surroundings</u> 28 Castle Lane is a two-storey 5-bedroom semi-detached dwelling located in the middle of Castle Lane. The property itself is set back within the site, allowing for off-street parking provisions to the frontage. The property is finished in red facing brick work, tile hanging (between the bay windows), white upvc fenestration and a tiled roof. The wider

surroundings are predominantly characterised by detached and semi-detached properties, some of these properties have been extended and altered.

Proposal

The original proposal sought planning approval for several additions to the host dwelling, including single-storey and two-storey rear extensions, a first-floor side extension, single-storey and two-storey front extensions, and a loft conversion with a rear dormer to create second-floor accommodation. Upon reviewing the initial scheme, it was determined that the combination of proposed extensions was substantial, with potential impacts on the street scene and the residential amenity of neighbouring properties. Subsequently, the applicant submitted revised plans multiple times, with the finalised version submitted on 05/08/2024, followed by a re-consultation period based on the latest scheme.

The amended scheme assessed in this report significantly reduces the scale of the proposed extensions. For example, the front extension has been omitted, and the side dormer has been modified to a first-floor side extension. The second storey is no longer included, as the previously proposed rear dormer within the loft area has been removed. The originally proposed two-storey rear extension has also been omitted, with only a single-storey rear extension now being proposed.

To summarise, the updated proposal now focuses on seeking planning approval for a single-storey flat-roof extension at the rear and a first-floor extension to the side.

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 also part of the character area of Chandler's Ford and Hiltingbury (Velmore Road/Castle Lane). This is an area of detached and semi-detached dwellings in relatively large plots. They were built in the 1930's. There are a number of trees in the locality which add to the quality of the local environment.

Development proposals should ensure that:

- i) the character of the street-scene is retained;
- ii) 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;
- iii) the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene;
- iv) backland development is not implemented, in order that the character of the area is retained.

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.

- 28 Castle Lane forms one half of a semi-detached pair of two-storey dwellings, which is typical of the development on this side of Castle Lane. While the proposed first-floor side extension will be visible from the public realm, it is noted that many dwellings along Castle Lane have been extended to the side and rear over time, so the proposed elements will not appear as incongruous features on the street. Furthermore, it was noted from the site visit that the adjoining property at 30 Castle Lane has also been extended to the side. As a result, adding a side extension to 28 Castle Lane would enhance the symmetry of this semi-detached pair, especially given that 30 Castle Lane has a similar extension.
- The scale of the proposed extensions is also considered to be proportional to the original dwelling. By keeping the first-floor side extension within the existing roofline, it remains visually subservient and respectful to the host property, minimising any risk of it overwhelming the original structure.
- The proposed addition to the rear will have minimal visual impact from the street scene due to its limited visibility.

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.
- Given the site context, where the dwelling on the right-hand side is set back from the left-hand side semi-detached dwelling, the flank wall of the application property is fully visible from the adjacent neighbour at 26 Castle Lane. As such, the proposed first-floor side extension may create a sense of enclosure for this neighbour and raise concerns about potential loss of outlook and visual intrusion. However, considering the roof form, scale of the proposed side extension, and the fact that it will not extend beyond the existing side wall, it is not anticipated to impact the neighbour to a level that would warrant refusal. The neighbour's experience should remain similar to the existing conditions.
- The side-facing window on the first-floor extension will serve an en-suite bathroom and is therefore expected to use obscure glazing, which will prevent any harmful overlooking.
- While the proposed rear extension will be in close proximity to the shared boundary line, it is single-storey with a flat roof. As such, it is considered that the adjacent neighbours will not be adversely affected in terms of loss of light, outlook, or privacy.

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.
- The Council's Ecologist has advised that there are records of protected species very close to the application site and given the complexity of the proposal, a preliminary ecological appraisal is required.

- Following a review of the PRA, Nesting Birds, and Bat Activity Survey Report by ABR Ecology (October 2024), it was advised that bat droppings were found in the loft space, and while no bats were observed emerging during three activity surveys, the building is classified as a day roost for a low number of brown long-eared bats. A Bat Mitigation Class Licence (BMCL) from Natural England will be required. The report's recommendations for mitigation and biodiversity enhancement must be followed, including guidance for any external lighting.

Trees and landscaping

- The site does not contain any trees offered protection by a Tree Preservation Order (TPO). Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

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.
- Regarding parking provision, ample space is available in the front garden, mitigating any concerns regarding parking availability.

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 ☐