

DELEGATED OFFICER REPORT

Application Ref: H/24/98247

Site Address: 59 PINE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 1LN

Case Officer: Dorothy Hei-Tung-Hoh

Description: Existing store and chimneys to be removed. New store to replace existing with first floor extension over including a rooflight to staircase.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	There is a slipped hanging tile on the front elevation but no other hanging tiles on the building. The roof tiles all seem to be in place, with moss and undisturbed. The soffit openings are covered with vents. The existing store is well lit by windows and not likely to be used by bats. The rear garden is paved next to the house, with amenity grass next to the paving. Biodiversity enhancements can either be agreed before determination or conditioned.		
Tree Consultant:	Despite the presence of protected trees in the rear garden of the neighbouring property, the scale and location of the proposed development, and the presence of existing hard standing, means that the proposal should not directly impact the trees. However, a precautionary approach to the trees would be sensible – so, if you are minded to approve the application, please condition the following: <i>No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation, save for areas of hardstanding. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.</i>		

Site Visit:	Yes ☒	No ☐
Details: 27 th September 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.

Assessment:

Site context and surroundings

59 Pine Crescent is a two-storey, four-bedroom, detached dwelling. The property is characterised by a mix of brickwork and rendered facade, with tile hanging on the upper front elevation. The dwelling features a flat-roofed porch at the front and a conservatory at the rear. The building footprint is L-shaped, with an existing lean-to shed occupying the rear-side void. The surrounding area is residential, comprising detached properties of a similar style.

Proposal

The application seeks planning permission for the demolition of the existing lean-to shed and its replacement with a flat-roofed, single-storey side extension. Additionally, a first-floor side extension is proposed above the new single-storey side extension to square off the first-floor footprint. As part of the proposal, the existing two chimneys will be removed, and a rooflight is proposed on the side roof slope. The single-storey side extension is intended for use as a storeroom, while the first-floor side extension would enlarge one of the existing bedrooms. All proposed materials would match the existing external finishes of the dwelling.

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.

Layout, design, and impact upon the character of the area

- 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.
- Although the proposed extensions are side additions to the host dwelling, they predominantly infill the rear-side void and are set back from the primary elevation. As a result, the extensions would have limited visibility from the street scene. When viewed from a wider perspective, the appearance of the host dwelling would remain largely unchanged, resulting in minimal visual impact on the street scene. The removal of the two existing chimneys is also considered a minor alteration, having a limited impact on both the dwelling's overall appearance and the surrounding street scene.
- The proposed single-storey side extension is regarded as an enhancement to the host dwelling, as it would replace the existing lean-to store, which currently appears less integrated with the main structure. The new flat-roofed extension

would visually harmonise with the proposed first-floor side extension above, creating a unified design. The single-storey extension would occupy the same footprint as the existing structure and would not extend beyond the rear wall of the dwelling, thereby maintaining a modest size and scale.

- The first-floor side extension has been designed to continue the existing eaves height of the dwelling, with a sloped roof matching the pitch of the main roof. This design approach ensures a cohesive roofline and avoids creating an incongruous appearance when viewed from the rear. The scale of the first-floor extension is modest, remaining subservient to the host property.
- In terms of materials, both the single-storey and first-floor extensions would utilise brickwork, roof tiles, and other external finishes to match the existing dwelling. This choice of materials would help to minimise the visual perception of the new additions.

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 neighbouring property most likely to be affected by the proposed developments is 61 Pine Crescent, due to the proximity of the proposed extensions to this dwelling. From the site visit, it was noted that there is a window on the side wall of the neighbouring property, facing the proposed developments. Although this raises potential concerns regarding overlooking, loss of outlook, or loss of light, it was observed that the window is obscure glazed. As such, it is unlikely to serve a principal habitable room, and therefore any impacts from the proposed developments would be minimal.
- Additionally, no new windows are proposed on the first-floor side extension, effectively mitigating any risk of overlooking towards the neighbouring property and garden. The proposed rooflight on the side roof slope is intended to serve the staircase only. Given its height, positioning, and function, it is not considered likely to result in any harmful overlooking or privacy issues.

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.
- There are records of bats and hedgehogs in proximity to the application site, with nesting swifts observed in the wider area. Accordingly, the Council's Ecologist was consulted as part of the application process. Upon reviewing the site photos, the ecologist noted a slipped hanging tile on the front elevation; however, no other hanging tiles are present on the building. The roof tiles appear intact and undisturbed, with some moss growth, and the soffit openings are covered with mesh, reducing the potential for bat roosts. The existing store is well-lit by windows, making it an unlikely habitat for bats. The rear garden area adjacent to the house is paved, with amenity grass beyond the paving, indicating limited potential for other protected species. As a result, no further ecological surveys are required.

Trees and landscaping

- The application site is within an area covered by a Tree Preservation Order (TPO), and therefore the council's Tree Consultant was consulted. Although there are protected trees in the rear garden of the neighbouring property, it is advised that the scale and location of the proposed development, combined with the presence of existing hardstanding, indicate that the proposal would not directly impact the trees. Nonetheless, a precautionary approach is recommended. A condition will be imposed to ensure that no excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area (RPA) of any protected trees.

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 proposal does not include an additional bedroom that would require extra parking spaces, and the developments would not alter the existing parking layout. Therefore, the current parking provision is considered sufficient.

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 ☐