

DELEGATED OFFICER REPORT

Application Ref: H/24/98383

Site Address: 13 CORINTHIAN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2BA

Case Officer: Claire Campbell-Best

Description: Alterations to front elevation, detached shed, garden office, gazebo in rear garden and new fence (Amended description and plans)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Area Public Rights of Way 25m Buffer		

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

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>One objection received from 15 Corinthian Road (summarised):</u> • Garden office is sited right up to shared boundary, it would be difficult to maintain/repair the boundary fence. • Garden officer roof will overhang boundary and encroach. • The roof design to the garden office will mean that rainwater run off will be directed downwards onto the boundary fence and in the garden causing drainage issues. The application has had two further rounds of consultations and no further neighbour objections or comments have been received.		
Chandlers Ford Parish Council:	No comments were received.		
Ecology:	<u>Updated comments on amended description and plans</u> I don't think a PEA for the garden office and gazebo. The surface water drainage information and precautionary working method, hedgehog holes in the new fences and biodiversity enhancements outlined in the ecology response of 30/10/24 would still apply for the garden office and gazebo. They should avoid putting bat or bird boxes on the house until after the bat emergence survey but concentrate on how they enhance the garden for pollinators for this application. On the dormer extension application (when submitted), they could include bat and swift nest bricks/boxes as enhancements. <u>Original comments received 30/10/2024:</u> This site is in a green impact risk zone for great crested newts. There are records of bats, hedgehogs and stag beetles very close to this property with nesting swifts in the wider area. The photo on Google Maps shows that the existing dormer and front gable end have hanging tiles which could provide habitat for crevice roosting bats. A full Preliminary Ecological Appraisal (PEA) is required, to include all areas of the house and garden. Any new fencing must have at least two hedgehog holes (13 x 13 cm minimum) included in the baseboards to allow the free passage of small mammals through the garden. Surface water drainage information is required for the buildings proposed in the garden.		

	A precautionary working method for hedgehogs and stag beetles will be required. This must include: No fires to be lit on site. Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If any animals are found on site, they must not be handled but be allowed to move away to safety on their own. 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, however the ecologist conducting the PEA should make specific recommendations in the report. 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) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)
Access Development Officer (PROW):	No comments were received.

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/11/2024 – Photographs on file.		

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; Scantabout and Peverells Wood Character Area Appraisals.

Assessment:
<u>Site and Surroundings</u> The application site comprises a detached chalet bungalow with a side dormer window located on the southwestern side of Corinthian Road. The property is set back from the highway by a front garden and hardstanding driveway which leads up to a single detached garage located within the rear garden to the site. The surrounding area is residential in nature and characterised by a mixture of similar chalet bungalows and two storey detached and semi-detached dwellings.

Proposal

This application seeks permission for the following:

- Detached shed located in the rear garden and sited close to the rear boundary. The shed would have a flat roof and measure approximately 1.9m in height, 1.1m in width and 1.1m in depth and would be timber clad;
- Detached garden office located in the rear garden and sited close to the existing garage and southeastern boundary. The garden office would have a curved roof and measure approximately 2.7m in height, 5.05m in width and 3.05m in depth. This would be finished in oak cladding, dark grey uPVC and slate-like tiles
- Gazebo that would be attached to the rear elevation of the host property and the existing garage. The gazebo would have a flat roof, constructed out of timber, measuring approximately 2.8m in height, 2.6m in width and 6m in depth;
- Erection of 1.8m high fence along the southwestern boundary shared with no. 11. The fence would be timber slatted with concrete posts and would lead off from the rear of the host property and span the depth of the rear garden.
- Alterations to the front elevation; the stone rendering would be replaced with dark grey timber cladding, extending to the smaller sized ground floor window. There would also be an oversized number '13' placed between the two ground floor windows.

Over the course of the application, amended plans were submitted which omitted an extension to the existing side dormer window, a conservatory and veranda was replaced with a gazebo and the garden office was redesigned and repositioned away from the southeastern boundary. As a result of these changes, the application underwent two further rounds of consultations, allowing neighbours and the Parish Council the opportunity to comment on the amended plans.

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the details of the development complying with the relevant planning policies.

Design and Layout

- Overall, the proposed additions to the site are acceptable with regards to their form, scale and appearance. The majority of the proposed development (garden office, shed, gazebo and fencing) would be subservient in nature and be located within the rear garden not overly visible within the public realm.
- The garden office would be mostly screened by the existing garage and would not be a prominent feature within the street scene. The amended plans show the garden office would be set in approximately 0.5m from the boundary shared with no. 15 and would have a curved roof. The amended design is considered to be contemporary, however due to its siting and subservient nature the garden office is considered to complement the host dwelling.
- The proposed shed would be positioned close to the rear boundary and is modest in size and a low-key addition to the site.
- The proposed gazebo would be positioned between an existing single storey rear extension and garage. It would not be visible from the street scene and therefore, its impact upon the locality would be minimal.
- The proposed fencing replaces fencing of a lower height and is a typical height when comparing the existing boundary treatment seen located along shared neighbouring boundaries. The fencing is not considered to be visually prominent and would provide additional privacy to the applicants.
- The alterations to the front elevation are considered modest and low-key. The cladding would not detract from the character of the host dwelling nor the surrounding area, particularly as grey cladding is present within the local vicinity.

- The design and layout of the additions with the rear garden respects the character and appearance of the locality; the garden office, gazebo and shed would be finished in materials that are associated with typical garden structures and are considered appropriate.
- It is also noted, similar sized structures along with the fencing could be installed via the applicant's permitted development rights with which is a material consideration upon the assessment of this application.
- The development would not be an overdevelopment of the site, there would still be sufficient amenity space with the proposed development within the rear garden.
- Overall, the design of the proposals is considered appropriate in relation to the existing building and surrounding area in accordance with Policy DM1 of the Local Plan.

Residential Amenity

- The neighbours most impacted due to the siting of the development would be the immediate adjoining neighbours, nos. 15 and 11 Corinthian Road.
- The neighbour at no. 15 initially raised objections regarding the garden office, stating that its proximity to the shared boundary could obstruct maintenance of the boundary fencing. They also expressed concerns that the original steep mono-pitched roof design could cause rainwater run-off, potentially leading to drainage or flooding issues in their rear garden. The amended plans show the garden office is now set back 0.5m from the shared boundary and features a curved roof. These changes address the neighbour's concerns, allowing for fence maintenance and ensuring rainwater run-off is directed within the application site. Following notification of these amendments, no further comments were received from this neighbour.
- The garden office is not expected to adversely affect light or outlook for nos. 15 or 11, given its modest height. The existing boundary treatment to no. 15, as well as the existing garage in no. 11's garden and the newly proposed fencing would adequately screen the structure from these neighbours. The garden office includes windows on the front (northwestern) and side (southwestern) elevations, which primarily face the garden to the application site. The proposed fencing will ensure any potential views from the northwest-facing windows are adequately screened, maintaining the privacy for no. 11.
- It is noted the garden office will be ancillary to the host dwelling, however due to the siting of the office a condition will be applied to ensure it remains ancillary in order to ensure the amenities of the nearby neighbours are protected.
- Turning to the gazebo and shed, these are sited away from both nos. 15 and 11. Due to its location and single storey height, the gazebo is not expected to impact these neighbours in terms of light, outlook, or have an overbearing presence.
- The proposed 1.8m high fencing along the shared boundary with no. 11 is not considered to adversely impact light, outlook, or privacy. Its height is reasonable and consistent with typical boundary treatments. Furthermore, as noted, this fencing could be installed under permitted development rights without the need for formal planning permission.
- The alterations to the front elevation are low-key and modest in nature, and as such, are not expected to impact the outlook, light, or privacy of surrounding properties.
- Therefore, 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 on the original plans submitted, which included works to the existing dormer and roof that could potentially impact bat roosts. Initially, the Ecologist requested a Preliminary Ecological Assessment (PEA) prior to determination.

- Following the receipt of amended plans, which omitted the extended dormer and associated roof works element, the Ecologist confirmed that a PEA was no longer required. However, they recommended a precautionary working method, which will be secured by condition, along with biodiversity enhancements, to be included as an informative.
- In response to the Ecologist's request for a surface water drainage plan, it was determined that this was not necessary given the minor scale of the proposed works. Additionally, drainage matters related to the proposal will be appropriately assessed under Building Control legislation.

Other Matters

- There is a public right of way that runs parallel to the site's rear boundary. Hampshire Countryside Services were consulted as part of the application however, no comments were received.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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.

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 ☐