

DELEGATED OFFICER REPORT

Application Ref: H/24/98281

Site Address: 5 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BA

Case Officer: Charlie Vallis

Description: Single storey side extension following the demolition of existing structure.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Within flood zone 2 - Tree Preservation Order (251-E) - Southern Water sewers (2m buffer) – Surface Water		

Planning History?	Yes ☒	No ☐
- Z/05895/004/00 – Two storey side and rear extension with chimney following demolition of existing garage and single storey side extension – Permit – 26/10/2000 - Z/05895/005/00 – Two storey side extension, rear first floor extension and rear conservatory following demolition of garage – Permit – 20/05/2002		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments were received		
Trees Officer:	<u>07/01/25</u>: Despite trees being in relatively close proximity to the proposed development area, the area is already "developed" (i.e. is hard standing) and the proposed is quite modest. Therefore, we raise no arboricultural objections in this instance.		
Ecology:	<u>07/01/25</u> (Comments following receipt of site photos): I have reviewed the site photos. No surveys will be required. The roof tiles on the vestibule to be removed are tight fitting and there are no significant gaps other than a small area at the rear where the flashing is slightly lifted. The trees to the side of the property were removed as per T/23/96525 so do not present a constraint to this proposal. The hedges on the boundary are behind a short brick wall topped with a wattle fence, so will not be impacted. A precautionary working method and biodiversity enhancements can be agreed before determination or conditioned. <u>11/12/24</u>: There are records of bats, hedgehogs and stag beetles close to the site and toads, slow worms and nesting swifts in the wider area. This site is in a red impact risk zone for great crested newts. Red (highly suitable habitat) or Amber (suitable habitat, likely to be present) – When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose 'no risk' to great crested newts, this can be done in one of three ways:		

	Photos of any areas impacted by the proposal are required to determine whether any surveys are necessary. The photo of the house available on Google maps shows several trees and hedges along the side where the extension is proposed. It is not clear whether they are located on this property or the neighbouring property, but their root protection zones would be located in this area. The trees would provide habitat for nesting birds and need to be assessed for potential bat roost features, so close-up photos are required. Additional light shining upwards from the 2 proposed roof lights of the extension would affect any bats using these trees. Precautionary working methods will be required to avoid harm to bats, hedgehogs, nesting birds, stag beetles, reptiles and amphibians. 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.
Southern Water:	No objections

Site Visit:	Yes ☒	No ☐
Details: 06/01/2025		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Chandler's Ford & Hiltingbury Character Area Appraisals – Kingsway.

Assessment:
<u>Site and Surroundings</u> ▪ The application relates to a two-storey detached dwelling, located towards the north of Coultas Road, set back from the road by a driveway with a mature Beech tree to its front. ▪ The surrounding site is characterised by detached dwellings, which are varied in design and positioned on generous plots, and amongst mature vegetation. <u>Proposal</u> ▪ The application proposes to replace the existing side entrance porch with a single storey side extension. ▪ This extension would create an enlarged kitchen/dining area, served by its existing north-facing window, 2no. new roof lights to the east and an entrance door to the rear. ▪ When compared to the existing side porch, the proposal would maintain a similar width but would be extended further forward by approximately 2.85 metres. ▪ The proposal would have a pitched roof; therefore, its overall height would be approximately 0.8 metres higher than the existing structure.

Principle

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 states “all new development should:
(a) not have an unacceptable impact on, and where possible should enhance: residential amenities of both new and existing residents; the character and appearance of urban areas; ...
(c) 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 with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting”

Design and Layout

- The proposed angle of the extension’s roof pitch would match the front porch, resulting in a more cohesive look for the host dwelling.
- The development would not be an overdevelopment of the site, retaining sufficient amenity space, and not restricting side access to the property’s rear garden.
- The application does not propose any additional bedrooms or impact upon the current parking to the site. Current parking arrangements would therefore not be affected by this application.
- Its impact on the street scene is likely to be minimal, due to screening from an existing garden wall and gate, as well as hedging to the eastern elevation.
- By using materials to match the host dwelling, and due to its modest size, the proposal respects the character and appearance of the host dwelling and is in-keeping with the locality.
- The proposal is considered to accord with policy DM1 of the Local Plan (2016-2036) in that it takes account of the locality through its scale, design and use of materials.

Residential amenity

- 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.
- As a result of the sloping nature of the site, there is potential for overlooking from No.3 Coultas Road into the proposed roof lights of the extension. However, it is considered that this would be adequately screened by the existing boundary hedge and is an existing situation that the applicant would be aware of when designing their scheme.
- Due to sufficient distancing between neighbouring dwellings, the single-storey nature of the proposal and its modest scale, the extension would not result in a loss of outlook or light to neighbouring properties.

Trees

- The council’s Tree Officer was consulted due to protected trees being located on the application site.
- Due to its modest size and position on existing hard standing to the side of the property, it was concluded that there are no likely adverse impacts upon trees from this proposal.

Ecology

- Protected species are recorded to be near the application site and it is positioned in a red/amber impact zone for great crested newts; as such our Ecology team were consulted as part of this application.

- Site photos were received from the agent and taken during the site visit (06/01). These were later reviewed by the council's Ecologist who concluded that no ecological surveys would be required for this application.
- A precautionary working method was recommended to help mitigate any impacts to local wildlife – the applicant will be made aware of this by way of an informative note.
- Biodiversity enhancements were also recommended in order to accord with policy DM11 of the Eastleigh Local Plan, which will be secured via a condition.

Other matters

- 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:

Recommendation:	PERMIT ☒	REFUSE ☐
-----------------	---	--

Comments ...
