

DELEGATED OFFICER REPORT

Application Ref: H/24/98372

Site Address: 35 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey rear extension.

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; however it is noted that there have been applications for work to TPO's trees.		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	The neighbour expressed concerns about the potential loss of light and early sunlight due to the proposed extension. They also noted that, according to the submitted plans, the overall height of the extension appears to be higher than initially anticipated.		
Parish Council:	None received.		
Ecologist:	<u>10/12/2024</u> The ecologist reiterated that no work could continue until three emergence surveys are completed and a Phase II bat survey report is submitted. Mitigation and biodiversity enhancements are required, and work must be supervised by a licensed bat ecologist if a license is needed. <u>04/11/2024</u> The ecologist noted that groundwork had removed potential habitats for protected species. Bat surveys cannot begin until May, and no work can affect the roof without completing the surveys and obtaining a license from Natural England. <u>30/10/2024</u> The ecologist confirmed the presence of a bat roost and instructed that all work must stop immediately until precautionary measures for protected species are approved. Work cannot affect the roof until bat surveys are completed and submitted.		
Tree Consultant:	No arboricultural objection to the proposal, subject to the following condition: <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.</i>		

	<i>Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.</i>
Southern Water:	From reviewing the submitted application, Southern Water has no objections to the proposed works proceeding.

Site Visit:	Yes ☒	No ☐
Details: 31 st October 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 - Hiltingbury Road West)
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Assessment: <u>Site context and surroundings</u> 35 Gordon Road is a detached three-bedroom bungalow with a detached garage and a rear garden. The property features flat-roof dormers on both the front and rear elevations. During a site visit, it was observed that construction work has already commenced for a single-storey rear extension, which has been approved under permitted development (ref: PD/24/97604). The surrounding area is residential in nature and forms part of the Chandler's Ford and Hiltingbury Character Area (Hiltingbury Road West). This area is characterised by relatively large plot sizes, with the majority of dwellings being detached properties. Mature trees are a notable feature. Many of the nearby properties have already extended their rear elevations with either single or two-storey rear extensions. <u>Background</u> This application was initially referred to the enforcement team due to concerns raised by the ecologist regarding ongoing construction work and the potential impact on protected species. The ecologist's report confirmed the presence of a bat roost and advised that all work should stop until precautionary measures and bat surveys were completed. However, after further clarification, the enforcement team determined that no planning breach had occurred, as the works were solely for the approved single-storey rear extension. As there was no breach of planning consent and the planning application was still under consideration, the enforcement team decided to close the case. Additionally, it should be noted that ecological and biodiversity issues fall outside their jurisdiction under the Town and Country Planning Act 1990. <u>Proposal</u> The application seeks planning approval for a two-storey extension to the rear of the property, which will be integrated with the previously approved single-storey rear extension. According to the submitted drawings, the initial design featured a larger gable elements to the rear roof, but the agent later revised the design to reduce their size. The

proposed extension will extend 4.0m from the rear wall, with a width of approximately 9.6m. The first floor of the extension will accommodate two additional bedrooms.

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 (Hiltingbury Road West) which provides the following guidance on developments and that they should ensure that:
 - i) 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.
 - ii) no healthy mature trees would be felled or likely to be damaged.
 - iii) the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene.
 - iv) the existing building line along street frontages is respected.

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.
- The proposed two-storey rear extension will span nearly the full width of the existing dwelling. However, due to its location at the rear of the property, it is considered to have minimal visibility from the street. As a result, the extension is not expected to significantly alter the street scene or the wider character of the area.
- The surrounding area consists primarily of properties that have also undergone similar extensions, including two-storey rear additions. Therefore, the proposed development is unlikely to appear out of place or incongruous when viewed from neighbouring properties.
- The extension will use materials that match the existing dwelling, helping to maintain the character of the property and ensuring the extension integrates harmoniously with the host dwelling.

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.
- 37 Gordon Road is the most impacted neighbouring property due to its proximity and orientation in relation to the proposed development. Their concern regarding potential loss of light is noted. However, given that the garage at 37 Gordon Road is positioned between their main building and the proposed extension, it is

considered unlikely that the extension will cause harmful overshadowing or significant loss of light.

- During the site meeting with the neighbour, they also expressed concern that the proposed development might block light to the trees located at their garden. However, these trees are primarily situated at the bottom of the rear garden, and it is therefore unlikely that they will be affected by the proposed extension.
- Additionally, the neighbour raised concerns about the blank side elevations of the extension, describing them as unappealing and a loss of outlook. While the proposed development may lack some design interest, it is not considered harmful enough to warrant refusal. Furthermore, the absence of side-facing windows can help protect the privacy of both properties and avoid potential overlooking 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.
- The site is located within a green impact risk zone for great crested newts and is near habitats for various protected species, including slow worms, bats, stag beetles, and hedgehogs. The Preliminary Roost Assessment (PRA) confirmed the presence of a bat roost in the roof void, with bat droppings identified. As a result, all work must cease until precautionary measures to protect stag beetles, hedgehogs, slow worms, and nesting birds have been submitted and approved by Eastleigh Borough Council.
- The presence of bats and other protected species means that no work can be carried out which would affect bat roost features unless appropriate mitigation is in place. Biodiversity enhancements, such as installing a bat brick or swift brick, are also required in accordance with Local Plan policy DM 11 and NPPF paragraph 180. The applicant must ensure compliance with wildlife protection laws, as disturbing protected species could be considered a wildlife crime.
- The ecologist confirmed that the application can be determined, but emphasised that if approved, the development must include strict pre-commencement conditions. These conditions would require the completion of three bat emergence surveys during the active bat survey season (May–September) within the same year as the Natural England license application. A Phase 2 bat survey report must be submitted, including recommendations from the ecological consultant regarding whether a license is required and what mitigation measures are necessary. Additionally, any work impacting the bat roost must be conducted at the appropriate time of year, using precautionary working methods and under the supervision of a licensed bat ecologist. The ecologist highlighted that obtaining planning approval does not grant permission to start any works that could impact the bat roost until all conditions, surveys, and licensing requirements are met.

Trees and landscaping

- The site is covered by a Tree Preservation Order (TPO), and therefore the Council's tree consultant has been consulted. After reviewing the application, no objections were raised, subject to the condition.

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 proposed two-storey rear extension will create two additional bedrooms on the first floor, resulting in the property becoming a five-bedroom dwelling. According to the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD), this would require at least three parking spaces. During the site visit, it was observed that the existing driveway and front garden have sufficient space to accommodate the required number of vehicles.

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 ☐