

DELEGATED OFFICER REPORT

Application Ref: H/24/98572

Site Address: 139 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5QD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Raising the roof of the main dwelling and garage to incorporate dormer windows and create first-floor accommodation. Constructing a two-storey front gable extension to the dwelling. Extending the garage forward and adding a single storey side extension to link the host dwelling and garage (Amended description)

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

Planning History?	Yes ☒	No ☐
• Z/17486/000/00 - Extension - Permit - 27/01/1977 • Z/17486/001/00 - Double garage/store/utility/room/study and front porch - Withdrawn By Applicant - 12/10/1983 • Z/17486/002/00 - Demolition of garage and outbuildings and erection of double garage and re-roofing front porch - Permit - 06/01/1984 • Z/17486/003/00 - Single storey side extension - Permit - 23/03/1992 • Z/17486/005/00 - Single storey extension - 25/11/1999		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	I have reviewed the site photos and do not see any potential bat roost features. No surveys are required. The biodiversity enhancements can be agreed before determination or they can be conditioned.		
Tree Consultant:	<u>23/01/2024</u> We are satisfied with the supplied arboricultural information. We raise no arboricultural objection to the proposals, subject to the following condition: <i>The development must accord with the arboricultural report reference TH5002. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods,</i>		

	<i>chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.</i> <i>Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.</i> NOTE: The arboricultural report recommends the removal of T21, which is protected under TPO 236. It should be made clear that permission for this work must be sought via the TPO application process and is NOT consented to through this planning process. <u>10/12/2024</u> The supplied arboricultural method statement is not compliant to British Standard 5837 and does not include some critical aspects. As an example, the Root Protection Areas have not been calculated and, therefore, we cannot assess the impact on the retained trees. We would request full arboricultural details, including a tree survey and an AIA. At this stage, we are unable to assess the impact and, therefore, the applicant has not suitably demonstrated that the proposal can be achieved without significant harm to the trees.
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Site Visit:	Yes ☒	No ☐
Details: 13 th December 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; Chandler's Ford and Hiltingbury Character Areas - Hiltingbury and Hocombe Park Special Policy Area

Assessment:
<u>Site context and surroundings</u> The site is located at 139 Hocombe Road within the Hiltingbury Special Policy Area. The plot comprises a detached bungalow with five bedrooms and a detached garage. The bungalow is set back from the road and accessed via a driveway leading to a large gravelled parking area. The rear garden is predominantly laid to lawn. The surrounding area is defined by spacious residential plots within a well-wooded environment. The Hiltingbury Special Policy Area benefits from statutory protection to safeguard its character and prevent inappropriate development, as outlined in the local plan, which emphasises the area's visual appeal and its role in accommodating demand for properties of this nature. <u>Proposal</u>

The proposal involves raising the roof of the main dwelling and detached garage, constructing a two-storey front gable extension, enlarging the existing garage, and adding a single-storey side extension behind the garage. These alterations aim to provide first-floor accommodation and create a physical link between the host dwelling and the garage. The proposal also includes changes to fenestration, such as dormer windows and rooflights. Initially, the proposed two-storey front gable element had a more contemporary appearance. Following discussions with the agent, amendments were made to incorporate oak framing around the entrance door and the glazing above, softening the overall design and improving its compatibility with the local context.

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 Hiltingbury and Hocombe Park Special Policy Area. In order to protect the special character of Hiltingbury, the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:
 - i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;
 - ii) the proposal does not involve the loss or prejudice the retention of existing healthy mature trees on the site;
 - iii) the design, siting, scale and proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and
 - iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

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 proposal involves significant alterations to the existing dwelling, but the plot is of a sufficient size to accommodate the scale of the development without leading to overdevelopment.
- The proposed alterations will significantly change the appearance of the existing bungalow. Although the Hiltingbury Special Policy Area benefits from statutory protection to preserve its character and prevent inappropriate development, it is noted that properties along Hocombe Road display a diverse mix of architectural styles, with no established or uniform character. As such, proposals that demonstrate good design can be considered acceptable within this context. The scheme is regarded as a well-designed proposal, with materials such as brick on the ground floor retaining a visual connection to the existing dwelling. The use of new materials, including timber cladding with a waney edge and oak framing, complements the surrounding well-wooded environment, contributing to a design that integrates harmoniously with its setting. The resultant dwelling is considered to sit comfortably within its context, avoiding any appearance of being out of place or incongruous.

- The property benefits from its position within a well-wooded environment, with tall trees along the site boundaries providing substantial screening. Additionally, the dwelling is set back from the road, further reducing its visual prominence within the public realm. As a result, it is considered that the resultant dwelling will not have a harmful impact on the overall character of the area or the street scene.

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 proposed development is not considered to result in significant harm to the residential amenity of neighbouring properties. The most potentially affected neighbour is Beeches, located to the right of the application site, due to its proximity. However, as Beeches already features first-floor accommodation and there is a suitable separation distance between the two properties, it is not anticipated that the proposal will cause any harmful impacts in terms of loss of light, outlook, or privacy.
- For the neighbouring property at 137 Hocombe Road, which is further from the application site, the greater separation distance ensures that the proposed development will not result in any adverse effects on this property.

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 application site is within a green impact risk zone for great crested newts, with records of bats, slow worms, common toads, and hedgehogs nearby. As a result, the Council's Ecologist was consulted. It was confirmed that no features suitable for bat roosts were identified, and no surveys are required. However, to enhance biodiversity, the ecologist has recommended the installation of a bat box or bat brick and a swift nest box or brick.

Trees and landscaping

- The application was reviewed by the Council's Tree Consultant due to the presence of trees on the site protected by a Tree Preservation Order (TPO). An initial response raised concerns that the arboricultural method statement submitted at that time did not comply with British Standard 5837. Specifically, it lacked essential details, including calculated Root Protection Areas (RPAs), which are necessary to assess the impact on retained trees. As a result, additional arboricultural information was requested, including a tree survey and an Arboricultural Impact Assessment (AIA), to demonstrate that the proposal could be implemented without causing significant harm to the trees.
- In response, an updated arboricultural report (reference TH 5002) was submitted and subsequently reviewed. The Tree Consultant confirmed satisfaction with the updated information and raised no objections to the proposal, subject to a condition requiring compliance with the arboricultural report, including the installation and retention of tree protection measures for the duration of the works.

- It is also noted that the arboricultural report recommends the removal of T21, a tree protected under TPO 236. However, permission for this removal must be sought separately via the TPO application process and is not granted through this planning application.

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 will result in the dwelling being extended to provide six bedrooms. However, the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD) specifies that a dwelling with four or more bedrooms requires a maximum of three parking spaces. The site includes a large gravelled parking area at the front and a garage, which can comfortably accommodate this requirement. Therefore, there are no concerns regarding parking provision.

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 ☐