

DELEGATED OFFICER REPORT

Application Ref: H/24/98612

Site Address: 4 HOWARD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3AD

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear extension. Loft conversion with rear dormer. Front porch.

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 ☐
• Z/09367/001/00 - Detached double garage - Permit - 05/12/1979 • Z/09367/002/00 - Erection of car port - Refuse Planning Permission For - 21/05/1981 • H/24/97591 - Rear and side extensions with a roof dormer and rooflight, following the demolition of the existing detached garage; raising the ridge height of a portion of the main roof; alterations to fenestration; a new porch canopy at the front of the property; and raised rear decking (AMENDED DESCRIPTION) - Permit - 06/09/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Ecologist:	<u>20/12/2024</u> The submitted precautionary working method is fine. <u>18/12/2024</u> The roof appears to be in good condition, however there is a gap under the flashing around the chimney at the front of the house, but it is not in the area of impact of this proposal. A precautionary working method for hedgehogs will be required. Biodiversity enhancements are required. A bat box/brick and a swift nest box/brick may be appropriate for this building.		
Tree Consultant:	No arboricultural objection to the proposal.		
Southern Water:	None received.		

Site Visit:	Yes ☒	No ☐
Details: 9 th July 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**

4 Howard Close is a detached, three-bedroom L-shaped bungalow situated on an irregularly shaped plot that is not level, sloping downwards from the northwest to the southeast. The site's topography includes a descending incline with multiple tiers to facilitate the rear garden's usability. The majority of the garden area is covered by trees protected under Tree Preservation Orders (TPOs). The property is located at the end of a turning head in a cul-de-sac. The immediate surroundings are predominantly characterised by full two-storey dwellings, with 4 Howard Close being the only bungalow among them. The existing dwelling also includes a detached garage to the side. The site has an extant planning approval (H/24/97591) for various alterations and extensions. However, it is noted that no work has commenced to date.

Proposal

The application seeks planning permission for a single-storey flat-roof rear extension, a loft conversion incorporating a rear flat-roof dormer, and the addition of a front porch. The single-storey rear extension would provide additional internal living space on the ground floor, while the loft conversion would accommodate a master bedroom with an en-suite.

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.
- The application property is situated at the end of a turning head within a cul-de-sac, in a relatively secluded and non-prominent location. This positioning reduces the visibility and impact of the proposed additions on the wider street scene and the character of the area. As such, the visual impact of the proposed development is considered limited. While the rear dormer will protrude slightly when viewed from the front elevation, this part of the cul-de-sac is primarily characterised by full two-storey dwellings. As such, the introduction of first-floor accommodation through the rear dormer is considered modest in scale and the resultant dwelling would

continue to present as modest within the neighbourhood context. The proposal would not significantly alter the appearance or character of the existing dwelling.

- Most of the proposed development utilises materials that match the existing structure, ensuring visual cohesion. The rear dormer is proposed to be clad in grey Cedral cladding. While this material is not present in the existing dwelling, its dark tone ensures that the dormer would not appear as an incongruous feature. Furthermore, the dormer's rear positioning minimises its prominence within the street scene.
- In addition, the single-storey rear extension is considered modest in size and scale. Its flat-roof design further contributes to a subservient appearance, minimising its visual impact on neighbouring properties.
- Although the proposed front porch would be visible, it is a modest addition that would remain proportionate to the dwelling and in keeping with the overall 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 application property is situated at the end of a turning head on an irregular plot and is angled away from the adjacent properties at 3 Howard Close and 5 Howard Close, maintaining a good separation distance from both. Due to this positioning, the proposal is not considered likely to result in any harmful impacts on these neighbours. Furthermore, as both neighbouring properties are full two-storey dwellings, the introduction of first-floor accommodation within the application site would not result in an overbearing form of development. The resultant dwelling would remain lower in height than the adjacent properties, thereby limiting any potential impact on their residential amenity.
- A concern was raised regarding potential overlooking of the rear neighbours, as the application property is positioned at a relatively higher elevation compared to the properties at the rear. It is acknowledged that the proposed rear dormer, forming part of the new first-floor accommodation, could provide views towards these neighbouring properties. However, given the significant separation distance between the dwellings, it is not considered that this would lead to harmful overlooking or a loss of privacy to a degree that would unreasonably impact the residential amenity of the rear neighbours.

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 the vicinity of the site, and the proposal involves works to the roof at both the front and rear of the property. As a result, the council's ecologist has been consulted as part of this application. The ecologist has advised that while the roof appears to be in good condition, there is a gap under the flashing around the chimney at the front of the house. However, as

this is not within the area of impact of the proposed works, no objections were raised to the proposal, and no further survey is required.

- A precautionary working method for hedgehogs has been requested. The agent submitted this information on 19/12/2024, and the ecologist has reviewed it and confirmed that it is acceptable.
- Additionally, biodiversity enhancements have also been requested. It has been advised that a bat box or bat brick, as well as a swift nest box or swift brick, may be appropriate for this building. These measures will be secured through a planning condition.

Trees and landscaping

- Although approximately half of the rear garden is covered by TPO trees, the council's tree consultant has raised no arboricultural objections to the proposal. This confirms that the proposed development will not harm any of the protected trees on the property.

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 application property will remain a three-bedroom dwelling, as the proposal involves relocating one bedroom to the first floor rather than increasing the overall number of bedrooms. As a result, the site continues to require only two parking spaces. Given the significant space available on-site to accommodate this requirement, 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 ☐