

DELEGATED OFFICER REPORT

Application Ref: H/24/98685

Site Address: 6 PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing Conservatory and construction of replacement extension. Formation of front gable end. Associated alterations

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/28808/000/00 - Outline: erection of five bungalows - Refuse Planning Permission For - 29/05/1986 • Z/28808/001/00 - Outline: erection of 4 bungalows and garages (following demolition of existing bungalow no. 4 pine road) - Refuse Planning Permission For - 25/07/1986 • Z/28808/002/00 - Outline: erection of two bungalows - Grant Outline Permission For - 24/09/1986 • Z/03388/001/00 - RETENTION OF CONSERVATORY AT REAR - Permit - 24/09/1997		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received.		
Parish Council:	No comments received.		
Ecologist:	There are records of bats nearby. I have reviewed photos of the roof and the garden are visible on Google maps and don't see any visible potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 5 th February 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, 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)

Assessment:

Site context and surroundings

6 Pine Road is a detached, three-bedroom bungalow constructed of brick, featuring a rear conservatory, and a carport with a detached garage to the side. The rear garden includes a raised lawn, and the property is set back from the road, enclosed by boundary fencing and a retaining wall. The surrounding area is predominantly residential, characterised mainly by detached bungalows. A narrow access route runs alongside the property, leading to another dwelling (The Pines) at the rear, making the side elevations of 6 Pine Road more exposed to public views.

Proposal

The application seeks planning permission for the demolition of the existing rear conservatory and its replacement with a single-storey extension, along with the formation of a front gable and associated external alterations.

The proposed rear extension will have a flat roof incorporating rooflights, replacing the conservatory. External finishes will include painted smooth render with face brickwork, with matching uPVC-framed windows and doors. A set of bi-fold doors is proposed to enhance access to the rear garden.

The proposal also includes modifications to the front elevation, introducing a new gable feature to complement the existing architectural style.

Additionally, the scheme involves some internal and external alterations, such as infilling certain openings and removing chimneys.

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 replacement rear extension, featuring a flat roof with rooflights, is considered modest in scale and remains subservient to the host dwelling. It will occupy a similar footprint to the existing conservatory, and the use of render with face brickwork will create a stronger visual connection to the main building compared to the existing conservatory, resulting in an improved overall appearance.
- Given the site's location and the fact that the replacement rear extension will project beyond the side wall of the property, it will be visible from public viewpoints. However, it is not considered overly prominent or visually intrusive within the street scene.
- The introduction of a front gable feature will complement the existing character of the property while maintaining a scale and form in keeping with the street scene. The proposal is therefore considered to have a limited visual impact on the surrounding area.

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 replacement rear extension will be positioned similarly to the existing conservatory. Its single-storey form and flat roof design ensure that it will not dominate or adversely affect neighbouring gardens or habitable rooms. Additionally, given its distance from adjacent properties, the extension is not considered to introduce any overbearing impact, loss of light, or overshadowing.
- The formation of the new front gable feature does not involve any additional windows or alterations that would result in overlooking or a loss of privacy for nearby residents. Its scale and position are also not expected to have any adverse impact on neighbouring properties.

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 located in an area where bat activity has been recorded nearby. The proposed works involve removing a chimney and making alterations to the roof, which could potentially affect roosting bats. However, after reviewing site images and desktop information, the ecologist found no visible features suitable for bat roosting.
- To support biodiversity enhancement, the ecologist has recommended the installation of a bat brick and a swift brick to provide nesting opportunities for local wildlife. These features should be positioned at an appropriate height and orientation to maximise their effectiveness.

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 development does not include the addition of any new bedrooms, meaning that the site's parking requirement remains unchanged at two spaces, in line with local parking standards.
- The formation of the new front gable feature will not encroach upon the existing driveway that would result in the loss of a parking space. The site will therefore continue to provide sufficient off-street parking to meet its needs, and the proposal is not expected to have any adverse impact on parking provision or highway safety.

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 ☐