

DELEGATED OFFICER REPORT

Application Ref: H/25/98815

Site Address: 4 BEECHCROFT CLOSE, CHANDLER'S FORD, EASTLEIGH,
SO53 2HU

Case Officer: Charlie Vallis

Description: Erection of single-storey rear extension following removal of existing single-storey extension and partial demolition of existing garage. Hip-to-gable roof alterations and 1no. rear dormer.

Particular Site Constraints?	Yes ☐	No ☒
▪ Within the urban edge		

Planning History?	Yes ☐	No ☒
▪ No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>No.5 Beechcroft Close:</u> We do not give consent for our neighbours to build a new extension wall close to or attached to our extension wall until a survey report has been conducted detailing work to be carried out and how this will affect our property. We have received no written details under the Party Wall Act.		
Parish Council:	No comments received		
Ecology:	<u>19/2/25:</u> I have reviewed the site photos. The area at the rear of the house is mostly paved and is not likely to support great crested newts, however there may be suitable terrestrial habitat in the vegetation at the rear of the garden. This must be fenced off during construction to avoid potential harm to animals that may be using this vegetation for cover. The existing garage has a corrugated metal roof and is not likely to support roosting bats. I don't see any potential bat roost features on the photos of the existing roof at the rear of the house. A precautionary working method must be submitted/agreed. <u>6/2/25:</u> This site is in an amber impact risk zone for great crested newts. There is a pond on the grounds of St Swithun's School adjacent to the site. There are records of bats and hedgehogs nearby and breeding swifts and toads in the wider area. 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. To determine whether a survey is needed, photos of the existing extension, garage, rear of the house, the area of the garden to be impacted and all aspects of the roof are required. Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat brick and a swift brick may be appropriate for this building.		

Site Visit:	Yes ☒	No ☐
Details: 25.03.2025		

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, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment: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 in 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”

Site and surroundings:

- The application site is located on the eastern side of Beechcroft Close, containing a semi-detached bungalow with a detached garage to the rear. The bungalow is set back from the road and has an upward-sloping driveway along its northern side.
- The surrounding area is characterised by detached and semi-detached bungalows which are varied in appearance.

Proposal:

- The application proposes a single-storey rear extension to create an enlarged kitchen, lounge and dining area, served by bi-fold doors to the rear and 2no. roof lanterns.
- Also proposed are hip-to-gable roof alterations, the addition of 1no. rear dormer and 2no. roof lights to the front. The roof alterations would create a bedroom on the first floor served by 2no. roof lights and 2no. windows to the rear.

Design and layout:

- The proposed hip-to-gable roof alterations and 2no. roof lights are considered a modest and well-suited addition to the host dwelling. Equally, although quite a bulky addition to the rear elevation, the proposed rear dormer is unlikely to significantly impact the locality due to its positioning to the rear of the host dwelling.
- It is worth noting that a rear dormer and hip-to-gable alterations of similar dimensions to the proposal could be constructed under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class B. This therefore forms a material consideration for the assessment of this application.
- Anthracite grey cladding would be introduced along the gable end and around the proposed dormer. The proposed cladding is not considered an extensive addition and is not likely to look out of place in the locality, given that (although at a smaller scale)

other properties along the street have introduced similar dark colours through alterations to their windows, doors and facias.

- Similar alterations in the surrounding area were also noted during the site visit. Rear dormers are common along Beechcroft Close, whilst both hip-to-gable alterations and a rear dormer have been carried out at no.2 Beechcroft Close.
- Due to its modest size and the use of matching brickwork along the side, the proposed single-storey rear extension would be in keeping with the host dwelling and its locality. The introduction of white render would also be acceptable as it is not in a prominent location and is present elsewhere in the locality.
- Current on-site car parking arrangements would be suitable to accommodate the proposed increase in bedrooms, from 2-bed to 3-bed, whilst the design of the proposal allows the host dwelling to maintain sufficient amenity space and side access to the rear garden. As such, the proposals would not represent overdevelopment of the site.
- The proposals are therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that they take account of its locality through appropriate design, layout and scale.

Residential amenity:

- No.5 Beechcroft Close makes up the other half of the host dwelling's semi-detached pair and has an existing rear dormer and single-storey rear extension.
- Concerns from this neighbour regarding the implications of the proposal on their party wall have been noted. However, this would be a civil matter between the respective property owners and therefore would not be a material consideration for assessment of this application.
- Despite its proximity to the proposals, significant impact on their light and outlook is unlikely. The proposed dormer is set back from the shared boundary and the proposed rear extension would have similar dimensions to the existing rear extension at no.5 Beechcroft Close.
- Sufficient distancing from the neighbour to the north (no.3 Beechcroft Close) is likely to mitigate any impact on their residential amenity.
- Impact on the privacy of both adjacent neighbours is unlikely to be significant given that all proposed windows would be rear or front facing and some level of overlooking is to be expected and accepted to residential gardens within urban areas.
- The proposed development is therefore considered to accord with the 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.

Ecology:

- The Council's Ecology team were consulted as part of this application due to records of protected species close to the application site.
- In their initial response photos of the application site were requested by our Ecology team. Upon review of the photos they were satisfied that no additional surveys would be required; however, precautionary working methods were recommended alongside an informative and condition relating to bats and nesting birds.
- To accord with policy DM11 of the Eastleigh Local Plan (2016-2036), biodiversity enhancements are required and will be conditioned.

Other matters:

- There will be no adverse impact on trees or other natural features worthy of retention.
- 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 ...		