

DELEGATED OFFICER REPORT

Application Ref: H/25/98914

Site Address: 22 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH,
SO53 3EA

Case Officer: Charlie Vallis

Description: Roof alterations (including addition of 1no. side facing dormer) to create first floor accommodation, a 1.5 storey rear extension and associated internal and external modifications. Replacement of existing detached garage with shed and extension.

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

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>01/04/25</u> : I have reviewed the Bat Survey and Mitigation Report by Aluco Ecology Ltd. (February 2025) and the Design Statement by JWArchitecture (December 2024). The building has been assessed as having negligible bat roost potential. The mitigation proposed in the report is appropriate and shall be implemented. A precautionary working method for hedgehogs will be required. For clarification, this application is exempt from providing 10% biodiversity net gain because it is a householder application, not a self-build and custom application as stated in the Design Statement.		
HCC Highways:	In regard to application H/25/98914, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective, subject to the following condition being applied regarding the proposed widening to the existing driveway and associated drop kerb (suitable for the parking of up to 3 vehicles).		

Site Visit:	Yes ☒	No ☐
Details: 24/04/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals (Weardale Road and Trevoise Crescent).

Assessment:
The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable.

Design and layout:

- The design of the proposed rear extension and loft conversion is suited to the host dwelling in terms of its form, scale and appearance, with the ridge height of the existing bungalow maintained and in line with rhythm of the street scene.
- Similar roof alterations and a degree of variation in roof forms in the surrounding area were noted during the site visit, with side and front dormers relatively common in the locality. Therefore, the proposed side dormer is not considered out-of-keeping with the locality, particularly given that this is set well back from the principal elevation.
- Although the glazed gable feature to the front of the property would be unique in the locality, this feature allows the general form and character of the existing building to be maintained.
- The development would not be an overdevelopment of the site, retaining sufficient rear amenity space and meeting the parking standards set out in the Residential Parking Standards SPD.
- Although proposing an additional 2no. bedrooms, alterations to the front drive would allow the site to comfortably meet the required 3no. car parking spaces for a 4-bed dwelling.
- The removal of the existing front door as part of the proposals, although not encouraged would not warrant refusal in this instance, given that this kind of work is usually allowed under permitted development.
- The proposal is therefore considered to accord with policy DM1 (Local Plan 2016-2036) in that the extension takes account of its locality through appropriate materials, design and layout.

Residential amenity:

- The development accords with 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 due to the orientation and sufficient separation between properties.
- Due to its positioning to the rear of the host dwelling, overlooking from the first floor Juliet balcony is unlikely to be significant. Overlooking into adjacent neighbouring gardens to be expected to some degree within a residential setting; whilst in relation to 20 Trevoise Crescent this is likely to be somewhat obscured by their existing garage.
- Although it represents a 1.5 storey rear extension, the proposal would not result in overlooking into neighbouring first floor windows, with neighbouring dwellings not sited directly behind the host dwelling.
- In addition, the proposed side dormer windows would be obscure glazed, which would adequately mitigate overlooking into 24 Trevoise Crescent.
- Due to the location of the proposed shed on raised ground compared to the main dwelling and close to the boundary with 24 Trevoise Crescent, this addition has the potential to be overly dominant. However, with 24 Trevoise Crescent having a similar raised garden and some screening from trees and planting, and due to its modest height, the proposed shed is not considered likely to result in unacceptable harm to neighbouring residential amenity.

Other matters:

- A bat survey and mitigation report has been prepared as part of this application.
- Negligible bat roost potential was identified in this report, and our Ecologist has concluded that the enhancements and mitigation proposed in the report is appropriate and should be implemented. The Ecological recommendations shall be included as a condition and an informative note where appropriate.

- There will be no adverse impact upon 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 ...		