

DELEGATED OFFICER REPORT

Application Ref: H/25/99031

Site Address: 5 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AY

Case Officer: Charlie Vallis

Description: Single storey front extension to provide garage and entrance porch.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Tree preservation orders (245-E) (58-H) (243-E)		

Planning History?	Yes ☒	No ☐
• F/06/57943 – Two storey rear extension with 2no. rear dormer windows and rear conservatory – Permit – Oct 2006 • F/09/64489 – Detached garage at rear – Permit – Mar 2009 • F/13/73596 – First floor rear extension – Permit – Dec 2013		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	No comments received		
Ecology:	<u>29/4/25:</u> I have reviewed additional close up site photos. A preliminary bat roost appraisal is no longer required at this time. There are 3 potential gaps which bats could use in the corner hanging tiles. The largest one is covered with cobwebs, so not likely to be used by bats. There are no signs of any usage (droppings, fur staining, urine staining) on the other gaps. When these tiles are removed, they must be done by hand, and if there are any signs of bats, the tile should be replaced without disturbing the bats. Bats must not be touched by anyone without a bat license. If the works involving the hanging tiles are not completed within this season, an update set of photos will be required in the first instance, with the possibility of a preliminary bat roost appraisal being needed in the future. A bat box will be required as compensation for the loss of these potential roost features, in addition to biodiversity enhancements. This can be conditioned. <u>31/3/25:</u> There are records of bats and hedgehogs near this site with nesting swifts in the wider area. Three trees and two hedges were assessed as having potential to be affected by the development, so nesting birds must also be considered. 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 ay be appropriate for this building.		
Tree Officer:	No arboricultural objection, subject to compliance with the submitted Arboricultural Method Statement.		

Site Visit:	Yes ☒	No ☐
Details: 01/04/2025		

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 (CFH – Hiltingbury Road West).

Assessment:

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

Principle:

- The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval based upon the exact nature, design and impact of the proposal being in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- Policy DM1 sets out that: “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”
- As set out in the Quality Places SPD (p47), the design and appearance of the residential frontages, and the distance between the buildings and the street are important in defining the character of residential areas. Therefore, “only modest front extensions, which are in keeping with the character of the existing house will be allowed”.

Character and appearance:

- The design of the proposed front extension is considered well-suited to the host dwelling in terms of its form, scale and appearance, and allows the dwelling to retain a fairly spacious and open frontage.
- Initially, removal of existing hanging tiles on the two-storey gable feature to the front elevation was proposed. Amended plans have been submitted outlining that the hanging tiles would be retained and adding a window added to the front elevation. These amendments help to maintain the character and appearance of the host dwelling and add interest to its front elevation.
- The development would not represent overdevelopment of the site, with rear amenity space retained and parking standards met. Although encroaching into the front parking area, 2 no car parking spaces would remain on the front drive, whilst the proposed garage would meet the internal size requirements (outlined in the Residential Parking Standards SPD) to accommodate 1 no additional parking space.
- The host dwelling is currently set back from the road by approx. 17m, behind a front gate and fencing/planting. Numerous forward-projecting wings were also observed along Nicholl Road, during the site visit. The proposed development therefore respects the existing building line along street frontages.
- The proposed development is considered to accord with policy DM1 (Local Plan 2016-2036) and the guidance set out in the Quality Places SPD in that the extension takes account of the host dwelling and its locality through appropriate materials, layout and scale.

Residential amenity:

- The development accords 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, due to the layout of the proposal, and adequate spacing and screening between adjacent dwellings.

Ecology:

- Our Ecology team were consulted as part of this application due to records of protected species' near the application site. Upon review of additional site photos our Ecologist identified potential bat roost features, however, did not note any signs of usage.
- Their recommendations therefore outlined required precautionary working methods. These will be conditioned and where necessary informatives will be placed on the decision notice.
- Biodiversity enhancements in the form of a bat brick/box and a swift brick/box were also recommended and will be conditioned to ensure compliance with policy DM11.

Other matters:

- Our Tree Officer has recommended a condition to ensure compliance with the measures outlined in the submitted arboricultural report. There will therefore 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 ...