

DELEGATED OFFICER REPORT

Application Ref: H/25/99085

Site Address: 8 KINGS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2FF

Case Officer: Dorothy Hei-Tung-Hoh

Description: Increase in ridge height with 1no. front gable and 1no. side flat-roof dormers, rooflights, and two-storey side and rear extensions to create first-floor accommodation. Conversion of ground-floor bedroom to granny annexe and alterations to rear terrace and parking area

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/09036/002/00 - Extension to garage - Permit - 24/07/1986 • Z/09036/003/00 - Single storey side and rear extension - Permit - 08/02/1994 • H/24/97424 - First floor extension with dormer and velux roof windows. Rear extension. Side extension to the existing to create granny annexe. Terrace alteration. New porch. Alterations to fenestration. Garage extension. - Withdrawn By Applicant - 25/07/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Ecologist:	<u>09/06/2025 (Summarised)</u> I have no further concerns as long as the recommendations in the amended report are implemented. <u>14/05/2025 (Summarised)</u> Further information is required. A precautionary working method must be agreed. <u>01/04/2025 (Summarised)</u> A preliminary ecological appraisal (PEA) is required. This should contain a precautionary working method to protect hedgehogs during construction and the most appropriate biodiversity enhancements for the site as mentioned below.		
Tree Consultant:	No arboricultural objection, subject to condition.		
Southern Water:	If the applicant is proposing to use the existing connection, Southern Water will have no objections to the works proceeding.		

Site Visit:	Yes ☒	No ☐
Details: 21st June 2024 (This application follows a previously withdrawn proposal. The applicant has confirmed that no physical alterations have been made to the site since the earlier submission. Therefore, no further site visit has been undertaken for this resubmission.)		

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.

Assessment: <u>Site context and surroundings</u> The application site comprises a detached two-bedroom bungalow with an attached garage, situated at the end of a cul-de-sac. The dwelling is positioned within a generously sized and irregularly shaped plot, which narrows towards the front and widens towards the rear. The topography of the site slopes gently downwards from front to rear, resulting in the need for external steps and a decking area leading from the rear of the property to the garden level. The immediate surrounding area is residential in nature, with Kings Close being occupied predominantly by detached bungalows of similar scale and form. While a number of properties within the cul-de-sac have undertaken roof alterations, including loft conversions with dormer windows to provide additional first-floor accommodation, the properties largely retain their original hipped roof forms. <u>Proposal</u> The application seeks planning permission for a modest increase in the ridge height of approximately 200mm, two-storey side and rear extensions, the installation of side flat-roof dormer, a front gable feature, and rooflights to facilitate the creation of first-floor accommodation. The proposed first floor would accommodate three bedrooms and a bathroom, while the ground floor layout would be reconfigured to retain a single bedroom. Part of the existing ground floor layout, located between the main dwelling and the garage, would be converted and extended to form a one-bedroom annexe. The annexe would comprise a bedroom, bathroom, kitchen, and living area, with independent access from the front. The existing garage is also proposed to be extended to the rear, and the rear terrace would be enlarged in response to the increased footprint of the main house. This application follows a previously submitted pre-application enquiry, and the current proposal has been amended to address the concerns raised at that stage. <u>Policy and Principle</u> 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,
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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 proposal would result in significant alterations to the existing bungalow, including the introduction of first-floor accommodation through roof modifications, rear and side extensions, and dormer additions. While the scale of development is substantial in comparison to the original dwelling, the proposed design is considered sympathetic to the character of the site and its surroundings.
- In particular, the main roof form would retain a hipped appearance when viewed from the front, preserving a key architectural feature that is consistent with other properties in Kings Close. This approach helps to maintain the visual character of the street scene.
- The introduction of a front-facing gable is considered modest in scale and centrally positioned, so it would not appear dominant or out of keeping with the existing dwelling or surrounding properties.
- The proposed side dormer is flat-roofed and modest in size, positioned away from the principal elevation to minimise its visual impact and avoid dominating the roof. It was noted during the site visit that similar roof alterations with side dormers have already been carried out on neighbouring properties to facilitate first-floor accommodation.
- The bulk of the proposed extensions are largely located to the rear of the property, where they would have limited visibility from the public realm. As such, their visual impact on the character and appearance of the area is expected to be minimal.
- The submitted plans confirm that most of the external materials proposed for the extensions and alterations would match those of the existing dwelling, including facing brickwork and roof tiles. While the rear extension would be finished in blue-grey cedar cladding, which does not match the existing materials, its rear location means it would not be visible from the street scene. As a result, the visual impact is considered limited.

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 site occupies an irregularly shaped plot, with varying boundary angles in relation to neighbouring properties. This spatial arrangement allows the proposal to maintain adequate separation distances between the proposed extensions and surrounding dwellings, thereby reducing the potential for adverse impacts in terms of overbearing presence or loss of light.
- The proposed increase in ridge height to accommodate first-floor accommodation is modest, and both the rear extension and dormers are considered appropriately scaled. Due to the staggered orientation of the properties, the proposed extensions

are not expected to result in any unacceptable overbearing or overshadowing effects to neighbouring occupiers.

- In terms of overlooking, the only side-facing window at first-floor level would be located within the side flat-roof dormer and serve an en-suite bathroom. This window is proposed to be obscure glazed, which can be secured by condition, and would therefore not result in any harmful loss of privacy to adjacent properties.
- The remaining first-floor openings would consist of rooflights. Due to their height and design, would not allow for direct overlooking and would not give rise to amenity concerns.
- A rear-facing Juliet balcony is also proposed. However, it is not a walk-out structure. Given the site orientation and boundary angles, this opening would primarily overlook the applicant's own garden and is not expected to afford views into neighbouring plots.
- The proposed annexe would be situated at ground-floor level in the location of an existing bedroom, between the garage and the main dwelling. The conversion and modest extension of this space would not materially alter the relationship with neighbouring properties. Its intended use as ancillary accommodation for a family member is considered to be in keeping with the residential character of the area.

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 in close proximity to the application site, and the proposal involves substantial alterations to the roof structure. Photographs provided within the Design and Access Statement indicate some potential bat roosting features on the garage roof. In addition, there are records of hedgehogs within the local area, and the proposed landscaping and garden works have the potential to affect habitats used by hedgehogs and nesting birds. Therefore, the Council's Ecologist was consulted as part of this application.
- A Preliminary Ecological Appraisal (PEA), including internal loft photographs and a reassessment of the site's ecological value, has since been submitted and reviewed. The updated report confirms negligible bat roost potential and includes precautionary working methods to safeguard protected species during construction. These methods are considered appropriate and proportionate to the level of risk identified.
- The Council's Ecologist has raised no objection to the development, subject to the implementation of the recommendations set out in the amended ecological report, including adherence to the precautionary working measures and installation of the proposed biodiversity features. These can be secured by condition to ensure ecological interests are safeguarded and enhanced as part of the development.

Trees and landscaping

- The application site contains a number of mature trees located towards the rear garden, several of which are protected under a Tree Preservation Order (TPO). While the proposed development is not anticipated to result in the direct loss or

removal of these trees, there remains a risk of indirect harm during construction, particularly to root systems within the Root Protection Areas (RPAs).

- The Council's Tree Officer has reviewed the proposal and raised no arboricultural objection, subject to the submission and approval of a tree protection plan in accordance with British Standard BS 5837:2012. This plan must detail appropriate measures to safeguard the RPAs during all demolition and construction activities, including excavation and material storage.

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 would result in an increase in the number of bedrooms from two to five, including the annexe. In accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document, a five-bedroom dwelling would require the provision of at least three off-street parking spaces.
- The submitted site plan demonstrates that the existing brick boundary wall at the front of the property is to be removed to widen the vehicular access. This, combined with the retention and extension of the existing garage and the enlarged driveway area, would enable sufficient space to accommodate the required level of off-street parking. Therefore, the proposal is not considered to give rise to highway safety or parking concerns.

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 ☐