

DELEGATED OFFICER REPORT

Application Ref: H/22/93283

Site Address: BEACON LODGE, BEACON ROAD, WEST END, SOUTHAMPTON, SO30 3BR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey extension to front elevation and new first floor window to side elevation

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

Planning History?	Yes ☒	No ☐
• Z/19071/000/00 - 4 dwellings - Grant Outline Permission For - 19/12/1979 • Z/25092/002/00 - TWO STOREY SIDE EXTENSION - Permit - 17/10/1990 • Z/25092/003/00 - FIRST FLOOR SIDE EXTENSION - Permit - 06/03/1991 • F/12/70507 - Erection of detached garage at front with first floor gym/shower room - Permit - 15/05/2012 • F/12/71860 - Two storey extension to side and front with integral garage and single storey porch to front - Withdrawn By Applicant - 28/03/2013 • F/13/72901 - Two storey extension to side and front with integral garage and single storey porch - Permit - 30/10/2013 • F/14/74035 - Two storey front extension with integral garage and attached canopy porch and insertion of 1no. first floor window to side elevation - Permit - 16/05/2014 • H/21/92109 - Two storey extension to front elevation and new first floor window to side elevation - Withdrawn By Applicant - 02/02/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	NUNTON COTTAGE - Support - No problem with this proposal from their perspective.		
Parish Council:	No Objection		
Ecologist:	The house was assessed as having moderate bat roost suitability but there were no bats seen emerging from the house during the Phase 2 surveys.		
Tree Consultant:	No Arboricultural Objection		

Site Visit:	Yes ☒	No ☐
Details: 20 th July 2022		

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 Appraisal for Hedge End, West End and Botley (HEWEB 7)

Assessment:

The application site contains a large and narrow rectangular property situated on a substantial plot with ample outside space to the front, rear, and side. The existing boundary treatment is a mix of wall/fencing panels at a height of approximately 1.8m. The dwelling is located at the start of a cul-de-sac which is a residential road providing access onto Beacon Mews. The cul-de-sac is made up of 5 dwellings which are all detached and set back off the highway. This application seeks approval for construction a two-storey front extension and a new first floor window to side elevation. From the review of the planning history and associated documents, it was noted that this application is a resubmission of application number H/21/92109 that was withdrawn in 2021. In addition to this, the proposed scheme in this application is substantially similar to the approved application (F/14/74035).

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 Hedge End, West End and Botley (HEWEB 7) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road.
 - ii) Retain the grass verges

Character and Design

- 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 application follows the previously approved application F/14/74035 for a two-storey front extension to provide an integral single garage at ground floor level, and two additional bedrooms at first floor level, resulting in an L shaped footprint. Although the approval is yet unimplemented, the context of the site does not have any materially changes. For this reason, the principle of works (and majorities of the details) is considered to be acceptable in this location.
- The proposed two storey front extension would be relatively large in size extending towards approximately 4.5m and extending 8.3m in width. The introduction of this large structure within the front garden of the host dwelling would reduce the setback of buildings on the plot. However, the host dwelling is setting in a large plot and tucked away in the cul-de-sac so the front extension would not be noticeable from Beacon Road and would have little impact on the street scene.

- It has been confirmed by the agent that the two-storey front extension would be finished in brickwork at ground floor and darker timber cladding at first floor level, which would help to compliment the surrounding trees and appear more subtle to break up the elevations. The cladding proposed is considered to add visual interest to the overall aesthetic of the host dwelling.

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.
- Due to the sufficient distance from adjacent properties, the resultant scale and massing would not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of light, outlook, visual dominance, or overbearing. It should be noted that one supporting letter has been received from the neighbour.
- The neighbouring property most impacted by the proposed development is the front neighbour 4 Beacon Mews, however there are no front facing windows proposed and as such the two-storey front extension would not have any undue adverse impacts upon 4 Beacon Mews in terms of privacy or overlooking.

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 Council's Ecologist has been consulted as part of this application. After reviewing the Phase 2 Bat report by Ecosupport (June 2022) and the Preliminary Bat Roost Assessment (PRA) by Phillips Ecology (February 2022), it is confirmed that the house was assessed as having moderate bat roost suitability but there were no bats seen emerging from the house during the Phase 2 surveys. However, the recommendations from the PRA report should be conditioned.

Trees and landscaping

- Despite the presence of a protected tree on the site, there are no significant trees within influencing distance of the proposed development site. Therefore, no formal protection is required, and the Council's Tree Consultant raised no arboricultural objection to the proposal.

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
- Although the dwelling will increase from a four to a five-bedroom property, 3 off-road car parking spaces are the maximum number that is required under the SPD requirements. Accordingly, the parking arrangement would remain unchanged, the proposal is not considered to have an adverse impact in terms of parking provisions.

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:

- Subject to Conditions
- On balance, it is considered that the proposal would not have any significant harmful impact upon residential amenity and the character of the local area, it is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments