

DELEGATED OFFICER REPORT

Application Ref: H/22/93299

Site Address: 23 BURNETTS FIELDS, HORTON HEATH, EASTLEIGH, SO50 7DH

Case Officer: Claire Campbell-Best

Description: Single storey rear extension and internal alterations.

Particular Site Constraints	Yes ☒	No ☐
Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Within Urban Edge Close to EBC Owned Land Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
F/12/71691	Retention and extension of existing summer house	Permit – 22/02/2013

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No Objection		
Southern Water:	It appears that the developer is intending to build close-to a public fould sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water, An investigation of the sewer is required to confirm its size and depth, ascertain its conditions, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measure which will be undertaken to protect public sewers.		
Ecology:	I can see several areas that could be potential bat roost features but as this is a proposal for a single storey extension, the most pragmatic approach would be to require that any demolition work must be done between November and April, outside of active bat season and to add the following informative: All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (https://www.bats.org.uk/) explains why bats are protected and what to do if you find a bat at https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works. If it is necessary to do the work between May and October then a bat roost assessment and possible additional surveys would be required.		

	These would need to be done before planning permission is granted, so the applicant must agree to the work being done outside active bat season before determination. Biodiversity enhancement will be required. This could be a bat box or tube or swift nest box added to the upper area of the main house, or the addition of night-scented flowering plants and shrubs to attract pollinators to the garden. Note: The agent has confirmed the applicant will carry out the proposed development outside of the active bat season between November and April.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 19/07/2022		

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 Appraisals.

Assessment:
<u>Site and Proposal</u> The application site comprises a two storey semi-detached dwelling with a single storey side projection located on the southern side of Burnetts Fields. The dwelling is set back from the highway with a hardstanding driveway and a large garden to the rear with an outbuilding sited at the bottom of the garden. The surrounding area is residential in nature and made up of mainly two storey semi-detached and terraced dwellings of varying ages and styles, many of which have been extended/altered. This application proposes a pitched roof single storey rear extension which would be located on the south elevation of the host dwelling. The proposed extension would allow for ground floor living accommodation for the disabled occupant. The extension would comprise 2no. additional bedrooms (one for the resident, the other for a live in carer), an accessible bathroom and open plan family area. There would also be internal reconfigurations to the existing host dwelling; this would include the existing utility and study to be switched and the study be changed into a ground floor bathroom. The existing lounge would become a home office for the resident's use only. There would also be a change to the fenestration of the existing host dwelling to the side elevation at ground floor level; the current side door serving the utility would be repositioned approx. 2.35m further south and there would be the creation of 1no. additional window. This proposed door and window would serve the proposed new utility room. The proposal would be finished in materials to match the existing. <u>Principle</u> The development is within the urban edge of Horton Heath where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and Layout

- The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed extension would have an 'L' shaped footprint with a maximum depth of approx. 8.75m. While this is considered to be fairly sizeable in terms of its overall length, it is considered to be acceptable in terms of its layout and design with the roof being set down and staggered at a lower height than the existing single storey projection of the host dwelling, minimising the mass and bulk of the development and appearing subservient.
- The proposed development would be located to the rear of the host dwelling and would not be visible from the street scene, as such there would not be any detriment harm to the character area of this section of Burnetts Fields and the wider surroundings.
- The adjoining neighbouring properties Nos. 19-22 Burnetts Fields have single storey rear extensions, while the extensions are not quite the same depth and width of the proposed development at no. 23, the proposed extension would not look out of place within the surrounding area.
- The development would not be an overdevelopment of the site, the application site is set within a good-sized plot and would retain sufficient amenity space.

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.
- The proposed extension is set back from the boundary shared with the adjoining neighbour, no. 24 and there is an existing 2m close board fencing as the boundary treatment which would screen the proposed development, including the proposed patio doors and full-length glazed panels to the western elevation. The proposed 3no. rooflights to the same elevation are high level and would not cause any additional overlooking to the adjoining neighbour.
- The eastern elevation to the proposed development would create 1no. additional window and would directly face the flank elevation of no. 22, there is also 2m high fencing as the existing boundary treatment between the shared boundary which would screen the development further.
- The proposed changes to the fenestration to the eastern elevation of the host dwelling would include the re-positioning of the utility door and the creation of 1no, new window at ground floor level. This is considered to be acceptable owed to the fact the door is in a similar location and there is already a similar sized window that exists on this elevation which would directly face high hedging. As such, the proposed alterations would not overly impact the neighbouring property no. 22 in terms of overlooking and privacy.
- It should also be noted there have been no neighbour objections.

Highways Safety and Parking

- The proposed single storey rear extension would result in 2no. additional bedrooms, resulting in a 5no. bedroom house which would require 3no. off-street parking spaces. Sufficient on-site parking is provided by the existing driveway as

indicated on the proposed plans. Therefore, the development would accord with guidance set in local plan policy DM14 and the Residential parking standards SDP.

Other Material Considerations

- Ecology were consulted as part of this application due to the application site being in close proximity to bat roosts and photos of the existing roof to the host dwelling were requested for inspection.
- The Council's Ecologist recommended several areas that could be potential bat roost features but as this is a proposal for a single storey extension, it is recommended that any demolition work must be done between November and April. This will be controlled by condition.
- 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 Environment 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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions		
Recommendation:	PERMIT ☒	REFUSE ☐