

DELEGATED OFFICER REPORT

Application Ref: H/22/93296

Site Address: 7 BERKELEY GARDENS, HEDGE END, SOUTHAMPTON, SO30 0QW

Case Officer: Alex Webb

Description: Demolition of conservatory and erection of two storey rear extension.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones Aviation safeguarding - Airport Safeguarding Zones		

Planning History?	Yes ☒	No ☐
Z/27599/001/00 - erection of 9 detached dwellings and garages – permitted 03/12/1984		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	1 x Objection • not in keeping with design of neighbouring properties and won't be particularly nice to look at. • concerned about stability of the tree given size, impact of building works on stability of tree and future impact of this.		
Parish Council:	No response		
Ecology	There are records of bats quite near to this property, and the work involves changes to the roof. I do not see any potential bat roost features in the google maps photo of the house. Enhancements and informatives recommended.		

Site Visit:	Yes ☒	No ☐
08/08/2022		

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; Hedge End, West End and Botley Character Area Appraisals.

Assessment:
The application site is located in Berkeley Gardens, a residential cul-de-sac comprising detached properties of a mixture of design and style. There is no uniform street scene. The Cul-de-sac is on lower ground than Lower St Helens Road. 7 Berkeley Gardens is a detached two storey four-bedroom property on the southern side of the cul-de-sac. There is an enclosed garden to the rear (south east) and a hardstanding driveway to front (north west). The proposal is for a two storey rear extension incorporating a double pitched, hipped roofline with the gable ends facing to the rear (south east) and the infilling of the space below the existing bow window to the left of the main entrance on the front (north west) elevation. This small alteration to the front would utilise the existing space beneath the bow window.

The extension to the rear would measure 2.6m in length and would extend across the entirety of the existing width of the rear elevation.

Externally, there would be new casement windows at first floor level and a new casement window and French doors at ground floor level on the rear elevation. There would be a new door inserted at ground floor level on the side (south west) elevation.

Internally, this would allow for a large open plan kitchen/diner and playroom on the ground floor and for two of the existing bedrooms to be increased in size and the provision of an ensuite bathroom to bedroom one on the first floor. The number of bedrooms would remain as existing.

Concerns have been raised over the appearance of the extension and the impact on the existing oak tree. The rear extension would not be visible from the public realm and the provision of the double pitched, hipped roofline would be below the ridge height of the main dwelling and has been designed to be subservient to the existing. The distance between first floor windows of the existing and nearest neighbouring property to the south would be in excess of 22m and the length of the extension should not result in any overlooking or impact on neighbouring outlook. The proposal is therefore considered to be designed in accordance with advice as set out in the Quality Places SPD. In terms of the impact on the oak tree, this is considered to be a sufficient distance away from the proposal therefore the development and construction should not impact on the health of this tree in accordance with the Trees and Development SPD (2021).

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge of Hedge End where the principle of development is acceptable.
- The design of the extensions and alterations are suited to the host dwelling in terms of form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and maintain parking standards.
- 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 design and layout respects the character and appearance of the locality.
- 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.

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: For reasons set out above, the proposal is recommended for permission.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
