

DELEGATED OFFICER REPORT

Application Ref: H/22/93406

Site Address: 16 COULSDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0JR

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey rear and side extension, two storey side extension and front porch

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

Planning History?	Yes ☒	No ☐
• Z/29733/000/00 - ERECTION OF GARAGE - Permit - 10/09/1987		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comment received		
Parish Council:	No Objection		
Ecologist:	Any proposed work that would affect the hanging tiles and loft is to be done outside of the active bat season.		
Southern Water:	Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: 4 th August 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 32)

Assessment:
The application relates to a 3-bedroom semi-detached two storey dwellinghouse which is located to the southeast of Hedge End centre, off Sherborne Way. The dwellinghouse itself is finished in yellow brickwork, green infill tile hanging, grey roof tiles, white frames, and the addition of solar panels. It benefits from a detached garage to the side, and a lawned garden and a single storey extension to the rear. The wider surrounding area is predominantly residential in nature and made up of 1960s to 1970s terraces/semi-detached pairs on a series of loops and multi-headed cul-de-sacs. The application seeks approval for a two-storey side extension and a front porch. The proposal also includes the replacement of the

single storey rear extension.

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.

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 site is also part of the character area of Hedge End, West End and Botley (HEWEB 32) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the grass verges.
 - ii) Maintain the predominant plot widths and continuity in building line.
 - iii) Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

The proposal is considered to meet the requirements of the above guidance, as the proposed side extension would be set back from the principal elevation and with a recessed roof ridge height to display a level of subservience. Given the proposed works would maintain the predominant plot widths and continuity in building line, they would not appear out of keeping or disrupt an established pattern of development where harm would be caused.

The front porch would also be a fairly modest addition in keeping with the character of the property and would not be overly intrusive within the street scene. It would not extend up to the existing grass verges in order to maintain a clear distinction between public and private space.

- Most of the proposed side extension would be constructed above the garage to provide further accommodation at first floor, and part of the development would be linked to the existing garage, connecting the host dwelling and the detached garage. It would be finished in matching materials to harmonise with the host dwellinghouse. When viewed within the context of the wider surroundings, the side element is considered to be an enhancement to the host dwelling. It was noted upon the site visit that 24 Coulsdon Road has a similar style two storey side extension.
- The application also proposes to replace and enlarge the existing flat roof rear extension with a larger mono-pitched extension. Given the principle of built form to the rear of the property has been established by the existing extension, the new rear extension in terms of its size and design would not be disproportionate to the adjacent property or the host plot. Furthermore, it would be located to the rear so it would not cause adverse harm to the character and appearance of the area.

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.

- It is noted that the proposed side element would be sufficiently distance from the neighbouring properties to prevent any unacceptable overlooking, shadowing, or loss of light. With regard to the privacy, the proposal would not contain any side facing windows and therefore there would be no adverse impact on privacy. It should be noted that no objections have been raised from the neighbours during consultation period.
- The impact upon the attached neighbour (14 Coulsdon Road) 's outlook and privacy would not be materially different to what they have already experienced as the application site has already been extended to the rear.

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 and hedgehogs nearby, and the proposal involves work to the roof. The proposed front porch would also affect an area of hanging tiles which may have bat roost potential. Therefore, the Council's Ecologist has been consulted as part of this application.
- After reviewing the site photos, it is agreed by the Council's Ecologist that the risks of bats using these areas are low.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

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 extensions do not incorporate any additional bedrooms so the proposal would not impact on the existing car parking arrangements.

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		