

DELEGATED OFFICER REPORT

Application Ref: H/22/93158

Site Address: 22 POUND ROAD, BURSLEDON, SOUTHAMPTON, SO31 8FE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey side/rear extension with rear balcony on flat roof section.

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

Planning History?	Yes ☒	No ☐
• Z/15410/000/00 - Alterations and extensions to existing dwelling - Refuse Planning Permission For - 04/10/1974 • Z/15410/00B/00 - Ground floor side and rear dining room, lounge extension - Permit - 11/11/1976 • F/04/51310 - Construction of two storey side and single storey rear extension following demolition of existing rear extension - Permit - 26/07/2004 • PD/20/89272 - PD Enquiry: Installation of air source heat pump to rear - A Planning Application Is Not Required - 28/01/2021		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No Comments received		
Parish Council:	No Comments received		
Ecologist:	The building is assessed to have negligible bat roost potential. If any external lighting is installed, it must conform to the guidelines of a bat friendly lighting strategy as described in the report.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 30 th June 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 Bursledon, Hamble-le-Rice and Hound (BHH 29)

Assessment:

The application site contains a 4 bedroom, detached, two storey dwelling set on a long plot to the western edge of Bursledon. The dwellinghouse itself is finished in facing brick work, white fenestration, brown roof tiles and features a covered front porch. The property has been extended to the rear and side to provide additional living space at the property's ground and first floor levels. To the side, there is a detached garage and side gate led to the rear enclosed garden. The surrounding area is residential in nature, predominately made up of inter-war to immediate post-war villas and semi-detached pairs. The application seeks approval to construct a first-floor rear/side extension and rear balcony above the existing ground floor 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 Bursledon, Hamble-le-Rice and Hound (BHH 29) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant plot widths
 - ii) Ensure that new development relates effectively with the building features and materials prominent in existing development.

The proposal is considered to meet the requirements of the above guidance, as no developments are proposed to the side of the property and the proposal would be finished in matching materials to create a sense of cohesion between existing and proposed developments.

- Given the host dwelling is setting much forward than its adjacent neighbour (20 Pound Road), the proposed first floor rear extension would appear as a side extension when travelling east towards the site along Pound Road and as a result be visible from public vantage points. However, the first-floor element would only infill the space behind the existing bedroom up to the rear elevation of the property, it would integrate satisfactorily with the character of the host dwelling and wider surrounding area.
- Whilst balconies are not a predominant or established feature in the street scene, there is a mixed character to the properties in this area and it is considered that the proposal would not be significantly harmful to the character of the host dwelling or wider surrounding 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.

- Although the proposed balcony can significantly alter the relationships between properties, it is noted from the site visit that the application site and the neighbouring property (20 Pound Road) are separated by a driveway and linked garage, which helps to reduce intervisibility between both properties and mitigate any significant adverse impacts upon residential amenity in terms of privacy or overlooking. The views from the balcony to the neighbour's garden would be limited.
- In addition to this, given the separation distance between properties, the proposed balcony would not be unduly overbearing to neighbouring occupiers or adversely affect light to or outlook from either their properties or private amenity areas. It should be noted that no objection has been raised by any neighbours.
- The neighbouring property (20 Pound Road) is set in a notably recessed position from the road and as a result has a large frontage which is laid to hardstanding and provides for off-road parking to serve the property. It is noted that the proposed upper floor windows on the side elevation will only look out onto this parking area. When this parking area is not typically used for sitting out and which already have a low level of privacy, the proposal is therefore unlikely to generate concerns relating to 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.
- There are records of bats in close proximity to this site and the proposed extension will involve work to the roof. Therefore, the Council's Ecologist has been consulted as part of this application. A preliminary bat roost assessment is required.
- After reviewing the Preliminary Roost Appraisal Report by ABR (August 2022), it is confirmed by EBC Ecologist that the building is assessed to have negligible bat roost potential. If any external lighting is installed, it must conform to the guidelines of a bat friendly lighting strategy as described in the report.

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 proposal will reduce the number of bedroom and will result in the property being categorised as having 3+ bedrooms which only requires 2 off-highway spaces. It is considered that there is more than adequate space for parking within the curtilage, and thus meeting the Council's adopted Residential Parking Standards SPD.

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 is in keeping with the appearance of the original dwelling and the character of the local area and would not have a harmful impact upon residential amenity. This scheme accords with the requirements of the above policies and is therefore recommended for approval.

Recommendation:	PERMIT ☒	REFUSE ☐
Comments		