

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/93221

**Site Address:** COPPER BEECHES, NETLEY FIRS CLOSE, HEDGE END, SOUTHAMPTON, SO19 6DX

**Case Officer:** Claire Campbell-Best

**Description:** Single storey rear extension and first floor balcony following demolition of existing conservatory (amended description)

| Particular Site Constraints                                                                                                                                                                                                                                                      | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| Nature Conservation – SSSI Impact Zone, Solent Mitigation & Disturbance Zone and HRA Screening Criteria<br>Airport Safeguarding Zone<br>Countryside and Strategic Gap<br>Close to Oil Pipeline<br>Tree Preservation Order(s)<br>Waste Minerals Site<br>Netley Firs Historic Park |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>                                          | No <input type="checkbox"/>             |
|------------------|----------------------------------------------------------------------------------|-----------------------------------------|
| Reference        | Proposal                                                                         | Decision                                |
| Z/32887/000/00   | Outline: Construction of one dwelling                                            | Refuse Planning Permission – 17/05/1993 |
| Z/33657/000/00   | Construction of two storey front and side extensions and elevational alterations | Permit – 28/06/1995                     |
| Z/33657/001/00   | Conservatory to rear and additional dormer window to front elevation             | Permit – 29/12/1995                     |

| Publicity:              | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations:        | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                    |
| Hedge End Town Council: | <u>Comments following amended description 08/09/2022</u><br>No Objection<br><br>No Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                    |
| Trees:                  | <u>Arboricultural Documents</u><br>None<br><br><u>Comments</u><br>There are some significant trees on site and in relatively close proximity to the proposed development area. However, there doesn't appear to be a direct impact from the proposal (i.e. that trees will be removed), only potential indirect ones from construction, so we raise no arboricultural objection, subject to the following condition:<br><br><b>No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.</b><br><b>Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.</b> |                                      |                                    |

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| Ecology:                                    | <p>I have reviewed the site visit photos and do not see any potential bat roost features. There are records of bats in the woodlands to the south, east and west.</p> <p>Please could you add the following informative to the decision letter: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a>.</p> <p>There is potential for hedgehogs and badgers to be using this area and precautions will need to be taken during construction. No fires can be lit on site. Piles of construction materials should be avoided. Any excavations and open pipes will need to be covered at night or fitted with small mammal escape ramps (rough boards) so that any animals that fall in will not become trapped.</p> <p>Biodiversity enhancements will also be required. Swift nest boxes and bat boxes can be attached to the eaves of the main house. Planting a range of flowering plants to attract pollinators, especially night scented plants to attract moths would be useful.</p> |
| Scottish and Southern Electricity Networks: | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Southern Gas Networks:                      | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Exolum Pipeline System:                     | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| The Gardens Trust:                          | No Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| HCC Waste and Minerals                      | No Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|--------------------------------------------|------------------------------------------------|------------------------------------|
| <b>Site Visit:</b>                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: Site visit carried out 04/08/2022 |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisals.</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The application site contains a substantial two story detached dwelling located on the north-western side of Netley Firs Close, which falls within countryside and the strategic local gap. The surrounding area consists of Netley Firs Close, a tree lined road which leads from the A27 to the west, an employment site 'Hill Con' is located north west of the application site and the Netley Hill Estate to the south and woodland surrounding dwellings. The neighbouring dwellinghouses are large detached dwellinghouses along with Netley Hill House which comprises of luxury apartments and residential garages.</p> |

Copper Beeches is a sizable dwellinghouse set within a large plot with access from Netley Firs Close. The dwelling features a barn-hipped roof with front and rear dormers, an integrated single garage/store and a conservatory to the rear. The front boundary is lined with hedgerow and mature vegetation with vehicular access leading to a driveway laid to gravel, providing off-street parking for several vehicles. The curtilage is open to surrounding land to all sides, providing ample amenity space.

This application seeks approval for a flat roof parapet single storey rear extension which would incorporate a balcony at first floor level following the demolition of the existing rear conservatory. The description was amended to include the balcony and consultees and neighbours were re-consulted.

The proposed extension would allow for the ground floor to be reconfigured internally, the extension would provide a larger open plan kitchen/dining/living space served by 3no. windows, bi-fold doors and a roof lantern and store which would have replacement doors. The existing study would be incorporated into the open plan kitchen/living arrangement. The existing kitchen and breakfast room would become a games/tv room. The balcony would be sited on the first floor to the north-west of the proposed extension and would be accessed from the first floor ensuite via a set of French doors. The proposed balcony would be finished in toughened glass balustrading with a minimum height of approx. 1.1m high.

The proposed rear extension would be finished in materials to match the existing.

#### Principle

Policies S5 and S6 restrict development in the countryside and Settlement gap in order to maintain its rural character and to limit urbanisation however development including extensions to existing dwellings is permitted provided it complies with other local plan policies including policies DM1 DM2, DM11, DM14 and DM26:

The proposed extension is not considered to undermine the physical extent and/or visual separation of settlements and would not have an urbanising effect detrimental to the character of the countryside in accordance with criteria a) and b) of strategic policy S6.

Residential extensions and replacement dwellings in the countryside are permitted under DM26.

#### Design and Layout

- The design of the single storey rear extension and first floor rear balcony is suited to the host dwelling in terms of its form, scale and appearance.
- The proposed rear extension is large in depth and width, however the existing conservatory does have a similar depth (approx. 9.95m) the extension would project a further 0.4m into the rear garden. The width of the proposed development does not span the whole length of the host dwelling and would be sited to the rear and would not be visible to the public realm. The development would also be single storey and appear subservient to the host dwelling. These considerations ensure the visual impact of the development is reduced and is considered acceptable.
- The Quality Places SPD notes that where development adjoins an attractive natural feature, views should be maximised with balconies, roof terraces, bay windows and larger windows. The proposed balcony is a considered a modest addition and would overlook woodland surrounding the local area.
- The development would not be an overdevelopment of the site, the application site would retain the substantial amenity space.

- The proposal does not result in additional bedrooms, there is already ample parking on the site and this would be retained, meeting the parking standards as set out in the Residential Parking Standards SPD.

#### 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.
- Owing to the positioning and significant separation and extensive boundary treatment between the dwellings within Netley Firs Close and the nearby Netley Firs Estate, it is not considered that the development, in particular the proposed rear balcony would result in any detrimental harm with regards to the neighbouring amenity. There have also been no neighbour objections to the development and in response to the amended description.

#### Other Material Considerations

- The Council's Tree Consultant was consulted due to the proposed extension being in close proximity to significant trees. The Tree Consultant was satisfied that while the proposed works would not have a direct impact to the protected tree but have requested a tree protection plan to ensure no harm will come to the tree. This will be controlled by condition.
- The proposed extension would not result in any additional bedrooms and there will be ample off-street parking within the application site.
- 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:** This application is recommended for approval, subject to conditions

Recommendation:

**PERMIT** ☒

**REFUSE** ☐