

DELEGATED OFFICER REPORT

Application Ref: H/22/93216

Site Address: Rosewood, Brook Lane, Southampton, SO30 2ER

Case Officer: Summer Sharpe

Description: Two-storey side extension (amended scheme Z/37380/001/00).

Particular Site Constraints?	Yes ☒	No ☐
- Countryside - Local Gap (Area I: Botley, Hedge End & Boorley Green) - TPO (to the south - 345-E) - River, SAC, SPA & Ramsar - Solent Protection Zone - Airport Safeguarding Zone		

Planning History?	Yes ☒	No ☐
Planning App no.	Proposal	Decision
Z/37380/001/00	Two-storey side extension incorporating double garage and single storey rear extension following demolition of existing detached single garage, single storey rear extension and small two-storey side extension.	Permitted (January 2003)
F/11/69816	Single storey front extension & addition of front porch	Permitted (December 2011)

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
EBC Arboriculturalist:	There are some significant trees on neighbouring property to the south, which are protected by a Tree Preservation Order. However, there are no significant trees in the application property that will be directly impacted by the proposal (i.e. removed). The area is currently hard standing and there is also a detached garage within the proposed development area, meaning that some development already exists within close proximity to the trees. However, there is still a risk that construction could impact the root systems of the protected trees and some pruning may be required. Therefore, we will require an arboricultural method statement and tree protection plan to be submitted prior to commencement of any development related work. We raise no arboricultural objection to the proposal, subject to imposition of a suitable condition.		
EBC Ecologist:	<u>Comments 26 September 2022 (Following receipt of The Ecological Appraisal and Bat Surveys report by LC Ecological Services Ltd (September 2022)).</u> The main house was assessed as having negligible bat roost potential and the garage was assessed as having low bat roost potential. No bats were seen emerging from the garage on the phase 2 survey, but foraging and commuting bats were recorded. There is some potential badger habitat on site, with local records of badgers.		

	There is potential habitat for terrestrial phase great crested newts with three ponds within 500 m, but no records within 2km. This is hibernation habitat between the roots of the hedgerow shrubs along the boundary, which will be protected by Heras fencing as mentioned in the CEMP. A construction method statement (CMS or a CEMP) is recommended to avoid risk of impacts to Goulds Copse SINC which is adjacent to the site. In addition to requiring the CEMP as part of a condition, informatives relating to bats and biodiversity enhancements are requested. <u>Comments 19 July 2022:</u> The proposed works involve changes to the roof, and demolition of the garage. The site visit photos show that the house and garage are close to the trees to the south of the property. Gould Copse is an area of ancient woodland priority habitat on the south-east boundary of the site. There are records of bats (pipistrelle and brown long eared) within 50 m and 100 m of this property and records of badgers in the immediate area. There is a pond to the west of the site. A full preliminary ecological appraisal (not just a preliminary bat roost assessment) is required. This must include an internal inspection of the loft and of the garage. Precautionary working methods and biodiversity enhancements will need to be recommended in this report.
Countryside & Trees:	None received
HCC Waste & Minerals:	None received.

Policy:

National Planning Policy Framework

National Planning Practice Guidance

Development Plan:

Eastleigh Borough Local Plan 2016-2036

Policies: S1 (Delivering sustainable development), S5 (Development in the countryside), S6 (Protection of settlement gaps), DM1 (General development), DM11 (Nature Conservation), DM14 (Parking), and DM26 (Residential extensions and replacement dwellings in the countryside).

Supplementary Planning Documents:

Quality Places; Residential Parking Standards and Trees and Development.

Site Visit	Yes ☒	No ☐
30 June 2022.		

Assessment:

Site & Surroundings

The application site comprises a detached two-storey dwelling, located to the west of Brook Lane. The dwellinghouse itself is finished in facing red brick work, white upvc fenestration, and tiled roof. The dwelling benefits from a detached garage to the south and driveway to the east.

Whilst to the north and south of the application site are neighbouring residential dwellings, the wider surroundings are identified as designated countryside and local gap. To the east of Brook Lane and the application site are open green fields. The surrounding dwellinghouses all vary in terms of their appearance, thus having little uniformity.

Proposal

The application proposes a two-storey side extension (similar to application referenced: Z/37380/001/00, approved in 2003).

The proposed two-storey side extension would project approx. 6.5m from the southern elevation and would have a length of 9.8m. This would have an overall height of approx. 8.2m with a catslide roof to the principal elevation whereby the eaves would measure approx. 2.5m. Within this roof slope there are 2no. dormers proposed. These would be positioned centrally within the roof slope and would be in line with the fenestration at first floor level of the host dwelling. To the rear, the proposed roof form would appear barn hipped with eaves measuring approx. 5m. Within the rear roof slope of the proposed extension there would be a dormer to facilitate French doors that provide access onto a balcony (approx. 1.1m in depth and 6.5m in length (the same as the proposed extension)). The proposals would be finished in materials to match the existing.

Principle

Policy S5 of the Eastleigh Borough Local Plan (2016-2036) sets out that there are specific criteria which development must comply with in order for it to be acceptable within the countryside. Section 1.b. sets out that residential extensions (covered by Policy DM26) can be acceptable, providing that the proposals do not have an adverse impact upon the intrinsic character of the countryside. The application site also falls within a settlement gap, protected by Policy S6, which ultimately seeks to ensure that development would not undermine the physical extent and/or visual separation of settlements. As noted within Policy S5, extensions to existing residential properties within the countryside can be acceptable in principle. Policy DM26 supports this further, and sets out criteria which comprise; the size, ensuring that this would not be disproportionate, or have an adverse impact upon neighbours. Therefore, the general principle is considered to be accepted.

Furthermore, previous planning application referenced Z/37380/001/00 permitted *“Two-storey side extension incorporating double garage and single storey rear extension following demolition of existing detached single garage, single storey rear extension and small two-storey side extension.”* Thus, reinforcing the general principle of development is considered acceptable in this instance, however, this would be subject to the following considerations.

Design

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of the local area, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout density, design and siting.

The application proposes a two-storey side extension, similar to the previous approval Z/37380/001/00. The proposed extension would have a large footprint; however, this is not considered to be excessive when compared to the host dwelling. There would be an element of subservience, which is also supported by the extension being set back from the principal elevation, as well as being set down from the main ridge height, but would be in line (in terms of height) with the two-storey projecting elements, thus respecting and reflecting the range of ridge heights. The proposed catslide roof also facilitates the

proposed front dormers, which are in line with the existing fenestration at first floor level, creating a sense of cohesion between the existing and proposed development. This cohesion follows to the rear elevation, whereby the French doors would be in line with an existing example on the host dwelling. The materials and fenestration would also match the existing dwelling creating uniformity throughout the building.

It is acknowledged that the application site does fall within the designated countryside and local gap. Policies S5 and S6 seek to protect the countryside from inappropriate development, and to maintain the intrinsic character and spaciousness of settlements. Whilst it is acknowledged that the proposals are of a large size, they would be reflective and respectful to the host dwelling, contained within the residential curtilage of the site and would not extend into the surrounding countryside, thus would not be considered to have an adverse impact upon the wider surroundings.

To conclude, the proposals are considered to be in accordance with the abovementioned policies and would therefore be acceptable.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Due to the siting of the proposal, to the southern elevation of the dwelling, the neighbouring property to the north is unlikely to be impacted upon.

The proposal would be set in varying amounts to the southern boundary as a result of the curtilage, this ranges from approx. 1.5m – 4.5m. The shared boundary comprises thick, dense, mature vegetation (which is covered by a TPO). At its nearest point, the neighbouring property to the south (Yarrowonga) is set in approx. 11.3m from the shared boundary. As a result of the separation distance and boundary treatment the proposal is therefore not considered to have an adverse impact upon the amenities of the neighbouring property. It is also noted that the proposed extension would be at an angle orientated away from the shared boundary and therefore there is limited concern with regard to the impact of overlooking upon this neighbouring amenity as a result of the balcony.

To conclude, the proposals are not considered to result in an adverse impact upon the amenities of the nearby neighbouring properties.

Highway Safety & 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 Residential Parking SPD sets out the relevant parking provisions for dwellinghouses, which are dependent upon the amount of bedrooms.

The application site currently has 4no. bedrooms, thus requiring 3no. off-street parking provisions. These are provided in the form of a driveway and garage. The proposals would result in the addition of a bedroom, resulting in a 5no. bedroom property, however, would not increase the amount of off-street parking provisions required.

The proposals would result in the loss of a detached garage but would create an attached double garage and therefore the parking provisions would be displaced, not lost. It is also noted that the site benefits from a driveway thus being able to accommodate 3no. off-street parking provisions. The garage use is recommended to be secured via condition to ensure this is used for parking of vehicles.

Therefore, and to conclude, the proposals are considered to be in accordance with the abovementioned Policy, and as such be acceptable.

Ecology & Trees

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.

The Council's Ecologist and Arboriculturalist have been consulted as part of this planning application.

The Council's Ecologist requested a full preliminary ecological appraisal. The Ecological Appraisal & Bat Survey Report was submitted 26 September 2022. The Council's Ecologist has reviewed this report and has advised that a CEMP is required. They have laid out the information that should be included in the condition, which the Agent has reviewed and agreed to. Subject to securing this information via condition and adding informatives relating to bats and biodiversity, the proposals are considered to be acceptable.

The Council's Arboriculturalist noted that there are some significant trees on the neighbouring property to the south. They also noted that there is existing development within close proximity to the trees. They raised concern with regard to the demolition of the existing garage and construction of two-storey side extension, and therefore recommended that a pre-commencement condition be imposed.

Subject to conditions, the proposals are considered to be in accordance with the abovementioned policy and would therefore be acceptable.

Other Matters

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority informed the agent of the imposition of the pre-commencement conditions to which they agreed 30 September 2022.

Equalities Act:

Section 149 of the Equalities Act 2021 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.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other this, 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 and development plan 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 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 and 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 limit impacts on climate emissions as a result of the development or its use.

Conclusion:

This application would be recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐