

DELEGATED OFFICER REPORT

Application Ref: H/22/93728

Site Address: 109 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed two storey and single storey rear extension (Alterations to previously approved scheme)

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

Planning History?	Yes ☒	No ☐
• Z/26856/001/00 - ERECTION OF FIRST FLOOR REAR EXTENSION - Permit - 20/06/1988 • Z/30782/000/00 - TWO STOREY EXTENSION AND ERECTION OF PORCH - Permit - 09/01/1989 • Z/26856/002/00 - CONSTRUCTION OF REAR CONSERVATORY - Permit - 18/03/1999 • Z/26856/003/00 - GROUND FLOOR INFILL EXTENSION TO SIDE - Permit - 07/06/1999 • F/06/56436 - Single storey side extension - Permit - 25/04/2006 • F/12/71854 - Two storey rear extension, single storey side and rear extensions and elevation alterations including insertion of 2no. First floor windows to east elevation to allow for conversion of 2no. dwellings into a single dwelling - Permit - 13/12/2012		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	8 RAYMOND CLOSE – Objection – Summarised • Overlooking • Loss of light and loss of privacy 105 MOORGREEN ROAD – Objection – Summarised • Loss of light • Overbearing and intrusive		
Parish Council:	No Objection		
Ecologist:	No further concerns		
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: 6 th October 2022		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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 22)

Assessment:

The application site contains a detached property located on the eastern edge of West End, north of Moorgreen Road. It was previously a pair of semi-detached dwellings, but the occupiers of the application site have combined two semi-detached houses into one property. Both dwellings have been extended incrementally over the years resulting in a slightly awkward variety of additions that do not relate well to each other or to the dwellings. As such, this application seeks to uniform the appearance to the property by the proposed developments. Having reviewed the planning history for the site, it is noted that this application is a resubmission of an application that was approved by the Council in 2012 (F/12/71854). The proposed scheme in this application is substantially similar to the approved design, but the size and roof form of the single storey rear extension are different. The roof form of existing two-storey rear extension would also be changed from flat roof to gable. It should be noted that although the approval is not implemented and has since expired, the context of the site remains similar.

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.
- In planning terms, the repeat scheme is acceptable, however it will not be the main or overriding factor in the assessment of the current application. This current application will be assessed on its own individual merits.

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 22) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verge edges and semi-mature broadleaved planting on the southern edge of Moorgreen Road.
 - ii) Retain and extend the continuity in building line at the eastern and western ends of Moorgreen Road.
 - iii) Maintain the predominant brick wall/hedge plot boundaries.

The proposal is considered to meet the requirements of the above guidance, as the roofline of the two-storey rear extension would not be higher than that of the existing house and it would be tucked away at the rear of the property where it would not be visible from the public realm. As such, the building line of Moorgreen Road can remain consistent.

- The proposal broadly involves the enlargement of the ground floor accommodation, including two gable elements which would project outwards to the rear. Whilst the proposed single storey rear extension would result in a considerable change in the scale and character of the current existing dwelling, given its rear location it is not likely to result in an unacceptable effect on the character of the street scene. Further, it is confirmed by the applicant that the proposed single storey rear extension would largely utilise the footprint of the existing raised patio area. As such, the space around the dwelling would be largely retained and there would be no unacceptable overdevelopment of the plot. After combining two semi-detached properties into a single dwelling, the site has a sizeable rear amenity space to accommodate an extension of this nature.
- The proposed two-storey rear extension would infill the space behind the ground floor lounge and first-floor bedroom. It is considered that the overall footprint is subservient with regard to the host dwelling, and to be finished with materials to match the existing would integrate satisfactorily with the character of the host dwelling and wider surrounding.
- It is noted from the submitted drawings that the existing two-storey rear extension would change its roof form from flat roof to gable. It would give a more uniform appearance to the property and would be tied into the property's proposed gable feature.

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.
- Whilst the comments received in respect of the proposed single storey rear extension from the neighbouring properties are noted, the proposal is to demolish the existing raised patio area and build a new single storey rear extension. In this instance, the ground floor living area would be set at a lower ground level than the existing and therefore would mitigate the potential for harmful overlooking. Moreover, given the orientation and position of the application property, there is no worse than the overlooking of 8 Raymond Close's garden from 105 and 107 Moorgreen Road.
- The neighbouring property most impacted by the proposed development is 107 Moorgreen Road as the proposed single storey rear extension would be extended up to the existing ground floor WC and therefore result in an overbearing and enclosing structure adversely affecting the amenities of 107 Moorgreen Road. However, it was noted upon the site visit that the existing boundary fence and planting would be able to obscure the proposed extension from the neighbouring property. There is also sufficient separation between the proposed rear extension and the main habitable areas of No. 107 to prevent an adverse impact on the occupiers from loss of light or outlook. As such, the proposal would not be significant to cause demonstrable harm in planning terms. It should be noted that no objections raised from 107 Moorgreen Road during the consultation period.
- The proposed two-storey rear extension would not include any side facing windows and as such the proposal would not have any undue adverse impacts upon 113a Moorgreen Road in terms of privacy or 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 near this property and the proposed extension involves work to the roof. Therefore, the Council's Ecologist has been consulted as part of this application.
- After reviewing the site photos, it is confirmed by the Council's Ecologist that no significant gaps in the fascia and as such no further bat survey is required.
- Precautions for hedgehogs include having all building materials either on hard standing or on pallets and not located where hedgehogs can shelter within them. No fires can be lit on site. Any excavations and pipes must either be covered at night or fitted with a small mammal escape ramp (a roughened board set at a shallow angle) to allow any animals to crawl out if they fall in.

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 add two bedrooms and will result in the property being categorised as having 5+ bedrooms which requires at least 3 off-highway spaces. It is considered that the application site can provide sufficient parking to serve this size of property and the proposal is therefore in accordance with the 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
- Although the proposed extensions would result in additional bulk to the original property and cause a small loss of light to the rear garden within 107 Moorgreen Road, on balance this would not affect the adjoining neighbours to such an extent to warrant a refusal of the application. Therefore, the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments