

## DELEGATED OFFICER REPORT

**Application Ref:** H/22/93641

**Site Address:** BROOKLANDS, HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

**Case Officer:** Alex Webb

**Description:** Demolition of the annexe and replacement with two-storey side extension. First floor extension and internal alterations and alteration to fenestrations.

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| <b>Particular Site Constraints?</b>                                                                                                                                                                                                                                                                    | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Nature Conservation NE - SSSI Impact Risk Zones<br>EBC Owned Land<br>Aviation safeguarding Airport Safeguarding Zones<br>Nature Conservation - HRA Screening Criteria (River, SAC, SPA & Ramsar) Solent Mitigation & Disturbance Zone<br>Nutrient Neutrality Catchment - Nutrient Neutrality Catchment |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                         | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| LDC/22/92190 - Lawful Development Certificate for existing building works: Comprising the construction of a single-storey side extension in 2010; the conversion of an existing domestic garage to form an annexe in 2012 and the construction of a further single-storey side extension in 2016 – Certificate issued 15.03.2022 |                                                |                                    |

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| <b>Publicity:</b> | <b>Letters</b> <input type="checkbox"/>                                                                                                                                                                                                                                                                                                            | <b>Site Notice</b> <input type="checkbox"/> | <b>Newspaper</b> <input type="checkbox"/> |
| Representations:  | None                                                                                                                                                                                                                                                                                                                                               |                                             |                                           |
| Parish Council:   | No Comment                                                                                                                                                                                                                                                                                                                                         |                                             |                                           |
| Pollution         | We advise no objection to the planned alterations to this existing dwelling. Please include a condition for a proportionate Construction Environmental Management Plan for the protection of neighbouring property including dwellings, school, and the environment from temporary adverse impact of noise, vibration, dust, and artificial light. |                                             |                                           |
| Ecology           | There were no potential bat roost features visible in the site photos. No ecological surveys will be required.<br><br>Informatives recommended.                                                                                                                                                                                                    |                                             |                                           |

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| <b>Site Visit:</b> | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| 11/07/2022         |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>National Planning Policy Framework</b><br><b>Planning Practice Guidance</b><br><br><b>Development Plan:</b><br><br>The <u>Eastleigh Borough Local Plan 2016-2036</u> most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM3, DM4, DM11, DM13, DM14 and DM23<br><br><b>Supplementary Planning Documents:</b><br>Quality Places; Residential Parking Standards; Hedge End, West End and Botley Character Area Appraisal. |

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| <b>Assessment:</b> |
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Brooklands is a large detached, two storey dwelling located within the built-up area of Botley. It is of a modern design and has been modified and extended over the years resulting in three annexes confirmed as lawful development under application LDC/22/92190. The dwelling and the annexes are occupied by one intergenerational household. It is accessed from the High Street via a track which also serves the property to the front Stanjorie.

The proposal is to extend and reconfigure the existing property to encompass the existing annexes and provide one large dwellinghouse. There would be two-storey extension to the east (side) elevation and a first floor extension above the single storey Annexe B on the west (side) elevation following the demolition of a detached 1-bed annexe (Annexe A). The number of bedrooms would increase by 4 from 7 to 11.

The roof lines from the main dwelling would continue east slightly to meet a new roofline of a new gable end wing. A new gable end would protrude from the west side of the existing roof, to face west. The extension to the east would be set forward, in line with the existing ground floor element. The extension to the west would be set back from the ground floor elevation, in line with the existing first floor element. The lantern element to the rear would be removed in place of the first floor alterations to the west. The existing balcony to the front (north) and rear (south), next to the swimming pool would be retained.

New windows would be added at first floor level on the front elevation on the new extensions, those serving bedroom 8 and bathroom 4 would be obscure glazed in order to protect the amenity of the neighbouring occupiers of Stanjorie.

The proposed extensions would be in place of the existing annexe accommodation to provide one large dwellinghouse. As several members of the same family would be occupying the dwelling, more than one kitchen, lounge and dining room is proposed. Whilst the need for such additional facilities is understood, it is important the residential unit functions as a single household and does not become separated into individual units of accommodation. A condition is therefore imposed to prevent the potential for any separation or use, not in connection with main dwelling.

The extensions are intended to match the main dwelling in terms of scale, massing and materials. The roof forms and style have been carefully designed to blend in and match the existing. The scheme would amalgamate the total built form across the site into one main building, which would be encouraged as it would result in less expansive built form compared to the existing position established under the lawful development certificate. The proposal would improve and increase the provision of amenity around the property and provide an increase sense of space and openness. Although the proposal would increase the overall number of bedrooms, the overall footprint would be similar to the existing. The plot is considered of a sufficient size to accommodate the scheme.

The access is already in-situ and should provide a satisfactory means of access in accordance with local plan policy DM14. Parking provision is to the front (north) of the dwelling and although the total number of bedrooms within the residential unit would increase, the level of parking provision required would remain the same in accord the Residential Parking Standards SPD.

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Botley where the principle of development is acceptable.
- The design of the extensions are suited to the host dwelling in terms of its form, scale and appearance.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.

- 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.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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:** For the reasons set out above, the application is recommended for permission, subject to conditions.

Recommendation: **PERMIT** ☒

**REFUSE** ☐

Comments ...