

DELEGATED OFFICER REPORT

Application Ref: H/22/93583

Site Address: 2a YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Two storey front extension and single storey rear extension.

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

Planning History?	Yes ☒	No ☐
• F/07/60243 - Construction of rear decking to plots 1- 4 and re-siting of cycle and bin stores - Permit - 09/08/2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	26 LYONS PLACE – Objection – Loss of privacy and noise		
Parish Council:	No Objection		
Ecologist:	It is not likely to have any potential bat roost features. A precautionary working method for hedgehogs is required.		
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 <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 Hedge End, West End and Botley (HEWEB 28)

Assessment:
The application site contains a two-storey semi-detached property located at the end of a short private road. The property features an open porch, integral garage, and a rear garden. The site slopes down from the front to rear. The surrounding area is predominately residential in nature and made up of mainly two-storey semi-detached and detached property. Following discussion with the agent, the current application only seeks approval to erect a two-storey front extension and a single storey rear extension, the proposed raised decking area has been removed from the scheme. Amended plan was

received on 27/10/2022, this is considered to be an improvement that does not affect neighbouring amenity and therefore does not require neighbour re-notification. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

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 Hedge End, West End and Botley (HEWEB 28) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
 - ii) Maintain the importance of the views to the Church of St. John the Evangelist.
 - iii) Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

The proposal is considered to meet the requirements of the above guidance, as the application property is tucked away in the far corner of a short private road and the proposed extensions would have a significant distance from the Church of St. John the Evangelist. Given an inconspicuous location of the application property, combined with the proposed front extension would be set flush with the front of the host dwelling, it would not form a prominent feature in the street scene. As such it would not be significantly harmful to the character of the host dwelling or wider surrounding area.

- The proposed two-storey front extension is considered to be of an appropriate size and scale when compared to the host dwelling and so it would not dominate the appearance of the host dwelling as a whole. It would also square off the front elevation, giving a more uniform appearance to the property. Moreover, it would incorporate a gable design and set below the original roofline, so it would be a subservient addition and would remain sympathetic to the existing character of the host dwelling.
- Given its overall dimensions and location to the rear with limited vantage points, the proposed single storey rear extension is not considered to have an adverse impact upon the host dwelling.

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.

- Due to the orientation, proximity, and relationship of the application property to its neighbours, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of any neighbouring properties by adding two-storey front extension. The proposed upper floor windows on the front elevation would only look out onto areas that already open to public view, and therefore unlikely to generate concerns relating to overlooking. It should be noted that no adjoining neighbours have raised any objections during consultation period.
- The amenity concerns highlighted by 26 Lyons Place are noted. However, noise and disruption during construction would be temporary and as such these would not justify refusal in this case. With regards to the concern of loss of privacy, the application property is positioned a reasonable distance away from 26 Lyons Place, where would not cause any detrimental harm to this neighbour.
- Whilst the proposed single storey extension would be extended up to the joint boundary fence, it is of single storey nature and can be mostly screened by the existing boundary treatment, it would not cause a significantly harmful impact on the amenity of attached neighbour (2b Yardley Road).

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.
- The application property is a fairly recently built so it is confirmed by the council's Ecologist that it is not likely to have any potential bat roost features.
- There are records of bats and hedgehogs nearby. As such, a precautionary working method for hedgehogs is required. This must include no fires to be lit on site and any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp. Any piles of building materials must be kept on pallets or checked for hedgehogs before digging.
- Biodiversity enhancement is required. A bat box/brick and/or swift box/brick may be appropriate to include in the two-storey extension.

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 proposed extensions would not incorporate any additional bedrooms so the proposal would not impact on the existing car parking arrangements.

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
- In conclusion, it is considered that the proposed developments would not dominate the appearance of the dwelling as a whole and would not have a significantly harmful impact upon the amenity of neighbouring residents. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments