

DELEGATED OFFICER REPORT

Application Ref: H/22/93799

Site Address: LURGAN, PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8ET

Case Officer: Claire Campbell-Best

Description: Single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSSI Impact Risk Zones Airport Safeguarding Zones HRA Screening Criteria – River, SAC, SPA and River		

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. comment:</u> Please ensure that Elmslie gardens is not used for workman's parking. Please ensure Elmslie gardens is not used to load any building materials into the rear garden during the construction phase of this property and after to complete any garden Landscaping.		
Bursledon Parish Council:	No comments received		
Ecology:	Although there are records of bats near this site and the proposal requires works to the roof at the rear of the property, there are no obvious potential bat roost features visible on the site visit photographs. Please could you add the following informative to the decision notice: 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 https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. Biodiversity enhancements will be required. A bat brick/box and a swift nest brick/box would be good enhancements. Built-in features are preferred because they are maintenance free. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk/our-work/putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (https://www.swiftconservation.org/Nestboxes%26Attraction.htm)		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 25/10/2022		

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 Appraisals.

Assessment:
<u>Site and Proposal</u> The application site contains a detached hipped roof bungalow located on the southern side of Portsmouth Road. The property itself has a single storey front projection and a small conservatory to the rear. The dwelling is set back from the highway with a hardstanding driveway and front garden and there is side access to a rear garden where there is an outbuilding in the south-eastern corner. The surrounding area comprises of predominately residential dwellinghouses. The application site forms part of a small cluster of five identical bungalows fronting Portsmouth Road. There are further bungalows to the north, east and south of the application site and two storey dwellings to the west. This application proposes a single storey rear extension which would be located on the southern elevation. The extension would have a pitched gable end roof and would maintain the same ridge height as the host dwelling (approx. 5.2m), have a depth of 7m and a width of 7.9m. The proposed extension would allow for the internal reconfiguration to the host dwelling; the bedrooms would be moved to the front of the dwelling and the extension would comprise of a lounge, family area, utility room and an additional bedroom with ensuite. This would be served by gable end glazing, a set of bi-fold doors and 2no. windows to the proposed rear elevation and 5no. rooflights in the west and eastern roof slopes. This is proposed to be finished in materials to match the existing. <u>Principle</u> The development is within the urban edge of Bursledon therefore the principle of development is considered acceptable provided it complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan. <u>Design and Layout</u> The design of the single storey rear extension is not suited to the host dwelling in terms of its form, scale and appearance. The maintained roof height of the proposal and subsequent design adds bulk and massing to the host dwelling and it is not considered a subservient addition. As noted, there is a small cluster of identical detached bungalows (including the application site) that front Portsmouth Road. There is an open aspect to the bungalows; they are set back from the highway and have a good separation distance from the

bungalows to the rear in Elmslie Gardens. To the front, this group of bungalows have a uniform and consistent appearance. To the rear, while it is acknowledged the application site and adjoining neighbours have been extended to the rear, these additions are modest, subservient, are not visible to the public realm and do not alter the rear roof to any of the bungalows. As a result, there is a sense of uniformity and general pattern of development within this section of the street scene, particularly when looking east towards the application site. The proposed development, while sited to the rear, would still be visible from the street scene due to the roof height and design and as a result, the development is considered to be visually obtrusive and would impact upon the street scene. Additionally, the proposal would disrupt the general pattern of development and would be an incongruous addition within the wider surroundings.

Paragraph 134 of the NPPF states *'development that is not well designed should be refused, especially where it fails to reflect local sign policies and government guidance on design, taking into account any local design guidance and supplementary planning documents'*. To conclude, the proposed extension and in particular the roof height and design by reason of its size, scale and massing would result in an incongruous addition, at odds with the appearance of the host dwelling and the character of the wider surroundings, thus being contrary to the abovementioned policies, and SPD. In accordance with Paragraph 134 of the NPPF, this development is not considered well design, nor does it reflect local design policies, thus warranting refusal.

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.

While the proposal would result in a single storey extension that is considered excessive in height, when read in the context with the host dwelling and surrounding area, it would not adversely impact the amenities of the adjoining neighbours to the west (The Highway) and to the east (Winburgh). This is due to sufficient separation distances between the dwellings and the eaves height (approx. 2.4m) of the proposed development, additionally the roof would also slope away from these neighbours reducing the perceived overbearing and dominance.

The gable end glazing, bi-fold doors and 2no. windows to the proposed rear elevation would directly face the rear garden and there would be separation distance in excess of 30m between the proposal and the neighbours to the south in Elmslie Gardens. As such, there are no concerns to any overlooking and loss or privacy to neighbouring amenity. Additionally, the proposed rooflights are high level and would not result in any additional overlooking.

The proposed extension would project 7m into the rear garden and past the rear built line of the adjoining neighbours. Due to the set back of The Highway from the application site, it is considered the proposal would not significantly impact the outlook and light with regards to this neighbour. Winburgh is set slightly forwards of the application site, however there is an outbuilding in the neighbouring rear garden which is close to the shared boundary that would screen the development sufficiently.

Ultimately, the proposal is considered to not have a significant adverse impact with regards to neighbouring amenity and is the development is considered acceptable in this regard.

Highways Safety and Parking

The proposals would result in an additional bedroom and the dwelling would become a 3no. bedroom dwelling which would require 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required off-street parking spaces would be provided by the driveway on site.

Other Material Considerations

Ecology were consulted due to the proposed works to the work and they advised upon inspection of the site visit photos no bat roosts were present. If the application had been permitted, the applicant would have been informed about finding bats and biodiversity enhancements by way of informative.

There will be no adverse impact upon trees or other natural features worthy of retention and 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.

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:

Reasons for Refusal:

The proposed single storey rear extension due to its design, massing and scale would create an unattractive feature at odds with the appearance of the house, neighbouring properties and detrimental to the character and pattern of development within the locality. The proposal is contrary to National Planning Policy Framework, policy DM1 of the Eastleigh Borough Council Adopted Local Plan (2016—2036) as well as Supplementary Planning Document, Quality Places.

Recommendation:

PERMIT ☐

REFUSE ☒