

DELEGATED OFFICER REPORT

Application Ref: H/22/93861

Site Address: 9 CROWS NEST LANE, BOTLEY, SOUTHAMPTON, SO32 2DD

Case Officer: Claire Campbell-Best

Description: Single storey rear extension

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area SSSI Impact Risk Zones Environment Agency Surface Water Flooding – 100 and 1000 year extent Airport Safeguarding Zones HRA Screening Criteria – River, SAC, SPA and Ramsar Solent Mitigation and Disturbance Zone Southern Sewers 2m Buffer – Foul and Surface Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/16496/003/00	Construction of conservatory to side	Permit – 14/05/2022

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Botley Parish Council:	No Comment		
Southern Water Services:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 21/10/2022		

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 two storey detached dwelling situated on the north-western side of Crows Nest Lane. The property features a pitched roof that slopes to the rear as well as a two storey gable-ended rear projection and conservatory to the side. The dwelling is located within a good sized plot surrounded by private amenity space to the front, side and rear of the property and gravel driveway. The site is bound by mature dense hedging and vehicular access gates to the front boundary and a combination of close board fencing and vegetation/trees to all remaining boundaries

The property forms one of a row of detached dwellings to the north-west/western side of Crows Nest Lane which vary in form, scale, period and design. The lane is semi-rural in nature, being devoid of footways with hedging and trees present along its length. To the east there is a housing development which is in mid-construction.

This application seeks permission for the construction of a single storey rear extension located on the north-western elevation. This would have a part mono-pitched roof which would follow the roof line of the existing host dwelling and a part pitched gable-ended roof. The proposed extension would allow for the existing kitchen to be enlarged and the addition of a garden room. This would be served by gable end glazing and 1no. window to the proposed rear elevation and 6no. rooflights in the proposed rear roof slopes. This would be finished in black barn cladding along with matching roof tiles and white uPVC windows.

Principle

The development is within the urban edge of Botley where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and Layout

The design of the single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance. The roof and gable design is respectful to the host dwelling, mirroring the existing features which would retain the character of the property.

The proposal is considered to be a modest and subservient addition. While the introduction of the proposed black cladding would be a new material to the host dwelling, the development would be sited at the rear of the property and not visible to the public realm and is considered acceptable.

It is noted that other properties within this section of Crows Nest Lane have similar extensions (north-east of the application site). Therefore, the proposal is considered to be in-keeping within the wider surrounding area.

The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal would not propose any additional parking and adequate parking would remain on site.

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.

Due to the extensive boundary treatment and trees to the rear/side garden and separation distances between the surrounding neighbours, the proposal would be adequately screened. Additionally, the proposed gable end glazing and window would look directly into the rear garden and the roof lights are high level and as such there are no concerns with regards to any overlooking or loss of privacy with regards to neighbouring amenity.

Other Material Considerations

Due to the development being close to a foul sewer, Southern Water were consulted upon. They confirmed a sewer may be crossing the development. The applicant will be advised by way of informative that if any sewer should be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐