

DELEGATED OFFICER REPORT:

Application Ref: H/22/93580

Site Address: 101 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RD

Case Officer: Clare Martin

Description: Two storey rear extension following demolition of existing conservatory

Particular Site Constraints?	Yes ☐	No ☒
Details ...		

Planning History?	Yes ☐	No ☒
Details ...		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	<u>1 comment & 1 objection letter</u> - Are there windows on the side elevation? - The proposal will locate the property closer to the garden boundary (with no.97) and result in overlooking. <u>Local Planning Authority Response</u> - There are no windows proposed on either side elevation. - Comments are noted and the impact on neighbours will be considered in the assessment section.		
Ecology Officer:	No objection <u>Bats</u> There are records of bats nearby, but I don't see any potential bat roost features on this property. 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. <u>Biodiversity enhancements</u> A bat brick or a swift brick may be suitable for this extension proposal as the sides of the extension would have both south western and north western elevations. 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)		
Town Council:	<u>No objection</u>		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 28/10/22		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

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:
The development is considered acceptable and complies with planning policy in that: Principle The site is within the urban edge where the principle of development is acceptable, subject to the details complying with the relevant planning policies. Character and Appearance The design of the two and single storey extension is suited to the host dwelling in terms of its form, scale and appearance. The extensions are to the rear of the property where they will not be visible from the public realm and will fit in with the residential character of the locality. Residential Amenity The two storey rear extension is relatively modest (at approximately 2m deep) and the single storey extension adds a further 3m depth, replacing a smaller conservatory. While the two and single storey extensions will project further than the two adjoining dwellings (at no's.99 & 103), the house is detached and set in from the boundaries Furthermore, the modest two storey extension has a fully pitched roofline and the proposal's bulk is reduced by using a combination of two storey and single storey elements. In terms of overlooking, there are no side windows to directly looking into the adjoining neighbours. The rear windows only have an obscure view into the neighbouring gardens and the level of overlooking will be low as the first floor rear windows are bedrooms so less likely to be used during the day and the views from the single storey rear windows will be mostly obscured by the existing boundary treatment. 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.

Other Considerations

- The proposal would not be an overdevelopment of the site and would retain sufficient amenity space.
- The proposal will not increase the number of bedrooms at the dwelling and will not affect the property's current parking provision.
- There will be no adverse impact upon trees or other natural features worthy of retention. The property does not contain any potential bat roost features and no further information is required by the ecology officer.
- An informative will be used advising the applicant of potential ecological enhancements.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		