

DELEGATED OFFICER REPORT

Application Ref: H/22/93749**Site Address:** 3 PRECOSA ROAD, BOTLEY, SOUTHAMPTON, SO30 2NW**Case Officer:** Claire Campbell-Best**Description:** First floor side extension over garage space with internal alterations and changes to fenestration on rear ground floor elevations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge SSSI Impact Risk Zones Airport Safeguarding Zones SGN Gas Pipeline Oil Pipeline – Esso and Fisher German 10 Inch Pipeline 3m Buffer HRA Screening Criteria – River, SAC, SPA, Ramsar Solent Mitigation and Disturbance Zone		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/18644/002/00	Erection of a garage	Permit – 13/12/1982

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Botley Parish Council:	No comment		
Ecology:	There are records of bats quite close to this property. There are hanging tiles on the front of the property and the roof appears to be in sound condition as shown on the photo on Google maps. The elevation drawings imply that the house does not have any hanging tiles on the rear. As long as no scaffolding or other work is allowed to disturb the hanging tiles, I think the work can proceed with the following informative: 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 enhancement is required. A swift brick or bat brick or tube could be built into the new extension. Since the main part of the extension would be facing north or northeast a swift brick would be more appropriate. A bat box could also be installed on a tree if there is a large enough tree in a suitable position.		
Esso Pipelines:	No objection		
SGN:	No objection		
Fisher German:	Fisher German advised to consult the Boorley Green and West London Terminal Storage Facility Team as the pipeline is within the 3m buffer. No comments were received from this team.		
Natural England:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/10/2022		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 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:Site and Proposal

The application site contains a two storey semi-detached dwelling located on the eastern side of Precosa Road and is linked to the adjoining semi-detached pair of dwellings to the north-east by a pair of attached single garages between no. 1 and 3 Precosa Road. The dwelling is set back from the road by a hardstanding driveway, front garden and a low-level boundary wall. There is a private garden to the rear which backs on to open countryside. The surrounding area is residential in nature, featuring a mixture of semi-detached two storey and chalet bungalow style dwellings. To the east, as noted is open countryside comprising of Fir Tree Farm.

This application seeks approval for a pitched roof first floor side extension over the existing garage, internal alterations which comprise a partial garage conversion and the insertion of 1no. window to the ground floor rear elevation which would replace 2no. smaller windows. This is proposed to be finished in materials to match the existing.

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 and detailing of the first floor side extension, partial garage conversion and fenestration alterations are suited to the host dwelling in terms of its form, scale and appearance. The garage conversion would not include any alterations to the front and the garage door would remain. The main alterations would be a small shower room to the rear of the garage. Although the proposed extension is not set down from the main ridge of the host dwelling, it is considered to be a modest addition and overall the proposals are acceptable in design terms.

The first floor extension would be sited right up to the boundary with 1 Precosa Road, however, the attached garage to no.1 does not have a first floor element above it, so there is a clear separation that remains between the two buildings.

It was noted upon the site visit, there are some dwellings with Precosa Road which have first or two storey side extensions with integrated garages. Therefore, it is considered the proposal would be in-keeping within the surrounding area and would not cause any detrimental visual harm to the street scene.

The development would not be an overdevelopment of the site, the first floor element is sited over the footprint of the existing garage. The remaining elements would be internal/elevational alterations and would not result in any further built development and the site would retain sufficient garden space.

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.

The first floor element would project 2.65m (approx.) closer to no.1 and would have a separation distance of 2.6m (approx.). No. 1 does have 1no. upper floor landing window on its flank elevation and it was noted on the site visit this window is already impacted in terms of outlook due to the current relationship between the dwellings. Furthermore, the landing window serves a non-habitable room, therefore on balance, the proposal is not considered to significantly harm the outlook to no.1 and is acceptable in regards to outlook.

The first floor extension proposes no side windows, there would be 1no. window to the proposed rear elevation. Additionally, the partial garage conversion at ground level would also have 1no. window and door to the rear elevation and along with the 1no. replacement kitchen window (also at the rear), all of the proposed fenestration would directly face the rear garden of the application site and would not result in the significant loss of privacy or overlooking with regards to neighbouring amenity.

Highways Safety and Parking

The application site is currently a 3no. bed dwellinghouse, which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. This is provided by the garage and the driveway.

The application proposes 1no. additional bedroom/home office, resulting in a 4no. bed dwellinghouse which requires 3no. off-street parking spaces on site.

The partial garage conversion would result in the loss of 1no. off-street parking space. The site plan submitted with this application mitigates the loss of this parking space by utilising the front garden whereby 2no. off-street parking spaces can be provided on site.

The site is considered to be in a sustainable location where on-street car parking for the remaining 1no. parking space would be acceptable and on balance, would not warrant a refusal on parking matters.

Other Material Considerations

The first floor extension would be sited right up to the shared boundary line with no. 1 Precosa Road and the submitted plans shows the eaves/guttering could possibly encroach on to the neighbouring boundary. Certificate B has been signed as part of this application and adequate notice has been served to the neighbouring occupier and no objections were received from this neighbour.

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 ☐