

DELEGATED OFFICER REPORT

Application Ref: H/22/93883

Site Address: 32 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Case Officer: Claire Campbell-Best

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

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area SSI Impact Risk Zones Environment Agency Surface Water Flooding – 30, 100 and 1000 year extent Airport Safeguarding Zones Flood Zones 2 and 3 HRA Screening Criteria – River, SAC, SPA and Ramsar Solent Mitigation and Disturbance Zone Southern Water 2m Buffer – Foul		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/16097/000/00	Erection of extension to kitchen	Permitted – 12/05/1975
F/05/54416	Two storey front extension, first floor rear and side extensions	Refused – 05/09/2005
F/05/55758	Single and first floor front extensions and addition of front facing dormer windows. First floor rear extensions and addition of rear facing dormer windows (amended)	Withdrawn – 01/02/2006
F/06/57914	First floor rear extension and dormer windows, addition of dormer windows to front extension and construction of attached double garage, front porch entrance and new pitched roof over existing side extension, following demolition of existing car port	Permitted – 06/10/2006 Part implemented
F/16/77866	Two storey rear extension, rear conservatory and garage	Permitted – 02/03/2016 Not implemented
H/18/84468	Two and single storey rear extensions and single storey front extension (garage) (amended design)	Permitted – 24/01/2019 Not implemented

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Council:	No Objection		
Ecology:	<u>Comments on site visit photos received 26/10/22:</u> I have reviewed the site visit photos. In general, the roof tiles, wooden cladding on the dormers, soffits and fascia are in good condition. The flashing around the chimney looks well-attached, but I cannot be certain from the photos. There are also a few places where the soffit is not flush with the surface of the bricks.		

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>.

It is not clear where the stream is located with respect to the proposed rear extensions, I don't see any evidence of it in the photos of the garden. The rear extensions would appear to cover land now occupied by the swimming pool. Is the pool proposed to be removed to accommodate these extensions? If the pool and deck are proposed to be removed, landscaping information is required.

If exterior lighting is to be added, a wildlife-sensitive exterior lighting plan will be required so that bats and hedgehogs are not disturbed by any additional lighting from this proposal. Information can be found at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>.

Hedgehogs could be using this garden for shelter, hibernation and/or foraging. The decking and the areas beyond the wooden fencing may provide good cover. A precautionary working method for hedgehogs is required.

Comments received 13/10/22:

There are records of bats and hedgehogs very near this property and the stream that runs along the southeastern boundary is a tributary of the River Hamble. Some of the proposed work would affect the roof. Please could you send some close-up photos of any areas of the house and garden that would be affected by the proposed works?

In general, we need to see whether there are any potential gaps in the tiles, fascia or soffits where bats could roost, so photos should show the areas that would be affected by the extensions and then any gaps, loose tiles, flashing around the chimney or other places. Page 3 of the Bats and Buildings brochure from the Bat Conservation Trust (<https://cdn.bats.org.uk/uploads/pdf/Bats-and-Buildings.pdf?v=1634310101>) has a very good diagram to show places bats may use in buildings.

A precautionary working method statement to protect hedgehogs and biodiversity enhancement will also be required.

A built-in bat brick/box and a swift brick/box may be appropriate.

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>)

Southern Water Services:	No objection – see guidance notes on public register
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 24/10/2022		

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 detached chalet bungalow with dormer windows to the front and rear elevations located on the south-eastern side of Yardley Road. The property is set back and set down from the road by a driveway and there is a swimming pool and garden to the rear of the site. The site is enclosed by a low-level boundary wall to the front boundary and close board fencing to side boundaries adjoining neighbouring properties. The surrounding area is residential in nature, Yardley Road consists of a mix of bungalows, chalet bungalows and two storey dwellings.

The application proposes the erection of a two storey and single storey rear extension and a single storey front extension which would comprise of a garage and would be sited on the footprint of the existing smaller garage.

Principle

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

The site also has relevant planning history which is a material consideration upon the assessment of this planning application:

F/16/77866 – Planning consent was granted for a two storey rear extension, rear conservatory and garage. The application was granted permission on 02/03/2016 but the works have not been implemented and the planning permission has now expired.

H/18/84468 – Planning consent was granted for two and single storey rear extensions and single storey front extension (garage). The application was granted permission on 24/01/2019 and again works not been implemented and the planning permission has now expired.

Design and Layout

The proposals submitted with this planning application are similar in design to that permitted under F/16/77866 and H/18/84468. The two storey and single storey rear extensions have been reduced in depth; the single storey element projects a modest 1.45m further into the rear garden and spans most of the width of the host dwelling 12.25m (approx.), filling in a recess and would allow for a larger kitchen/diner/family room.

The two storey element has been reduced in depth by 2m and the proposed depth would be 5.25m (approx.) and would be flush at the rear with the single storey element.

The siting, design, massing, size, scale and materials of the proposed works are all considered to be sympathetic to the existing dwelling and pose no new impacts to the neighbouring properties as per the previous planning applications. The proposed work fit in with the residential character of the locality and as such would not be considered to cause material harm to the wider character of the area.

The size, form and design of the single storey front extension (garage) has the same dimensions as previously approved and is therefore considered to be acceptable in terms of form and design and would not impact on the street scene or wider character of the area.

The proposed works are considered to retain a decent sized garden and therefore the proposal is not considered to result in the overdevelopment of the plot.

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 neighbouring property 34 Yardley Road has two dormer windows facing towards the application site. One of these dormers serves a bathroom and the other serves an upstairs room. This is the only window serving this room and the window is conditioned to be obscurely glazed with only a top hung opening. It is acknowledged that the proposed two storey extension would still extend in front of the neighbouring property's dormer window, however, it is considered that due to the separation between the proposed extension, the reduction in depth and the dormer window with the roof hipping away from the neighbouring property, the proposal would not cause material harm in terms of loss of light. The dormer window on the neighbouring property currently looks over the applications site's garden, it is considered that as the window is conditioned to be obscurely glazed and is a side facing window the proposed extension is not considered to cause harm to the neighbouring property in terms of loss of outlook. Additionally, the extension proposes an upper floor side window to the north-west elevation which would look over the garden to no. 34. Due to the current relationship with regards to the side facing windows between the two dwellings, it would be reasonable to apply a condition to ensure this proposed window is also obscurely glazed with a top hung opening.

There would also be an additional upper floor window and 2no. roof lights to the south-western elevation of the proposed two storey extension. In the previous granted planning consents, these windows were also conditioned to be obscurely glazed or be positioned at least 1.7 metres above the floor level of the room of which they are installed. For consistency and to protect the privacy of the neighbour to the south-west (no. 30), this condition will also be recommended.

It is therefore considered with the above considerations and conditions in place, the proposals would not cause harm to the amenities of the neighbouring property.

Highways Safety and Parking

The proposals would result in a 4no. bedroom dwelling and would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. This would be provided by the proposed garage and driveway to the front of the dwelling within the site.

Other Material Considerations

The application site falls with Flood Zones 2 and 3. An EA flood risk proforma has been signed by the Agent and has confirmed the proposed floor levels with the proposed development will be no lower than existing levels.

Due to the proposed works to the roof, Ecology were consulted upon and requested site photos. They advised while no potential bat roosts were present, biodiversity enhancements were required and the applicant will be informed of this by way of informative. The Council's Ecologist noted if the swimming pool and decked area were removed as a result of the proposed works, landscaping would be required. The Agent has confirmed the swimming pool and decked area would remain once construction is complete via email.

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 ☐