

DELEGATED OFFICER REPORT

Application Ref: H/22/93959

Site Address: 23 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BP

Case Officer: Claire Campbell-Best

Description: Two storey side/rear extension and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area HRA Screening Criteria – River, SAC, SPA and Ramsar Flood Zones 2 and 3		

Planning History	Yes ☐	No ☒
There appears to be no planning history to the site		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No Objection		
Ecology:	There are records of bats very near this site, but I don't see any potential bat roost features on the photos of the property as shown on Google maps and the works will not affect most of the roof. 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 are required. A built-in bat brick or swift brick may be appropriate for this building.		
Environment Agency:	No comments received		

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

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 semi-detached Victorian/Edwardian dwellinghouse set back from the road by a driveway and set within a linear plot. The surrounding area is predominately residential in nature, featuring similar semi-detached dwellings to the south west that have been altered/extended to the side and rear. To the north east there is a barber shop and hairdressers and to the west, there is a car park which serves the Hedge End Village Hall.

This application seeks permission for a flat roofed two storey rear and side extension and alterations to the existing side elevation which include the addition of 1no. first floor side window that would serve a landing. The two storey extension would allow for internal alterations to both floors; to the ground floor, the staircase would be relocated to provide room for a w.c. and the existing dining room would be enlarged to allow for an open plan kitchen/dining/living area served by a set of patio doors to the proposed rear elevation and 1no. window to the side elevation. The first floor enlargement would allow for an upstairs bathroom and a larger third bedroom. The bathroom would be served by 1no. window assumed to be obscured glazed and the bedroom would have 1no. to the proposed rear elevation. This is proposed to be finished in materials that would match the existing dwelling.

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.

Design and Layout

- The design of the two storey side/rear extension is suited to the host dwelling in terms of its form, scale and appearance. The extension is a modest addition, which mainly involves squaring off the host dwelling to the rear. There is already a single storey rear extension in situ, the proposal would extend over this extension and would sit flush at the rear and would project a further 1.7m north at two storey level (approx.) to the north east at its widest point.
- The proposed extension would have a flat roof and would be a subservient addition, set down from the main ridge of the host dwelling. The majority of the proposal would be to the rear of the property and not visible to the public realm, maintaining the character of the host dwelling. Additionally, the flat roof design would soften the bulk and mass of the proposal to the rear and is considered acceptable.
- The development proposes the use of existing materials and would be respectful to the host dwelling. Upon the site visit, it was noted comparable rear and side extensions were seen on the similarly designed semi-detached houses to the south, therefore the proposals would not impact the character area and would be in keeping with the wider surroundings.
- The development would not be an overdevelopment of the site, a sufficiently sized rear garden would be retained.

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 proposed extension would include first floor side facing windows. However, there is an existing bedroom and bathroom window in similar positions. The proposed window serving the reconfigured first floor landing would face the roof and parking/service area of the barbers and hairdressers to the north east. Furthermore, as the proposed side element would not project past the original built line, it is considered there would not be a significant impact on the amenity of the neighbours with regards to the current levels of privacy. It is noted the proposed

window serving the bathroom has not been marked as obscured glazed on the plans, however a condition will be applied to ensure the window is obscured to protect the privacy of nearby neighbours.

- The proposed first floor rear window would directly face the garden to the application site and partially face the rear garden of Kinnellan (5 Rustan Close), the neighbour further to the north east of the application site. Upon the site visit, it was noted there is some mature natural screening between the shared neighbouring boundaries which would mitigate potential overlooking. Additionally, due to the orientation of Kinnellan, the separation distance between the two properties and the material consideration that a first floor rear window can be inserted without the need for formal planning permission, the addition of this window is acceptable in planning terms. There have also been no objections from this neighbour.

Highways Safety and Parking

- The proposal does not result in any additional bedrooms and will remain a 3no. bedroom dwelling. There is adequate space on site to provide the 2no off-street parking spaces required to accord with the Residential Parking Standards SPD.

Other Material Considerations

- The application site is in Flood Zones 2 and 3, An EA flood risk proforma has been signed by the agent and they have confirmed the proposed floor levels within the proposed development will be set no lower than existing levels.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- 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 ☐