

DELEGATED OFFICER REPORT

Application Ref: H/22/93471

Site Address: VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH,
SO50 7DT

Case Officer: Alexandra Stone

Description: Raising the roof to create two storey rear extension. Single storey side in-fill extension, alterations to the fenestration including 3no. dormer windows and rear Juliette balcony and 2no. side porch. Demolish existing carport, conservatories and garage to create new garage.

Particular Site Constraints?	Yes ☒	No ☐
- Within Urban Edge - Southern Water Sewers – Foul - Oil Pipeline		

Planning History?	Yes ☒	No ☐
Z/24709/000/00 – Permit - 05/09/1980 Carport F/13/72252 – Permit – 23/04/2013 Construction of rear conservatory		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>4 The Courtyard:</u> The proposed first floor bedroom window/balcony will impose on our privacy, as residents will have a direct view into our sitting room. Page 5 of the planning application states there are no trees within falling distance of the proposed development This is incorrect, there is a 150 year old walnut tree (13 meters tall with a TPO) within falling distance of the proposed development, this needs to be amended and given due consideration in the planning application		
<u>Objection:</u>			
Parish Council:	No Objection		
Southern Water:	In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.		

Site Visit:	Yes ☒	No ☐
Details: 16/11/2022		

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:**Principle**

The site is within the urban edge where the principle of development is acceptable, subject to the details according with the relevant planning policies.

Character and appearance

The site contains a small detached bungalow with a collection of low level additions hidden away towards the back of the property. The bungalow has maintained its original single storey character and sits in the middle of two other small detached bungalows all of a similar design and proportions, albeit the property at Sybart has side dormer windows. While it is noted that the wider street scene contains some examples of large two storey properties, the application site and two neighbouring bungalows are read together as a collection of single storey properties and so forms their own smaller character within the Botley Road street scene.

The proposal will dramatically change the appearance and bulk of the property by adding a first floor, which extends over most of bungalow's existing footprint and further across the rear. The proposal would involve raising the property's roofline by almost 2m and result in deep two storey side elevations with a larger section to the rear. At the front the property's fully hipped roofline would be changed to a more dominant gable end and an extensive first floor glazed area created, which is out of keeping with the design of the existing bungalow.

Overall, it is considered that the scale of the proposed works is excessive, and its massing, design and features would dwarf and be out of character with the existing small bungalow. Furthermore, the proposals bulky roofline and deep side elevations would be clearly visible from Botley Road over the rooflines of the two neighbouring smaller properties. The proposal would therefore create a visually dominant and incongruous feature in the middle of the existing row of bungalows, which would be determinantal to the character and appearance of the Botley Road street scene.

Residential amenity

- The dwelling is set in from its boundary with Newark and only extends marginally further than the neighbouring building.
- For the most part the proposal has a single storey section running alongside the boundary with Sybart. While there is a two storey section at the back next to Sybart, Sybart would retain a reasonable outlook and a good level of sunlight being to the south of the application site.
- The property's main windows are to the front and rear where there is not considered to be an unacceptable level of overlooking. The first floor side facing rooflights could be raised above eye height or obscure glazed where necessary to maintain privacy.
- The proposed rear windows are angled away from the neighbouring dwellings with only oblique views over the neighbours rear gardens and are a reasonable distances away.

Overall, the proposed development is not considered to have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other material considerations

- The building footprint will not come any closer to the TPO trees in the garden of 4 the Courtyard. The proposal is not considered to have an 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:

Recommendation:

PERMIT ☐

REFUSE ☒

Comments ...