

# DELEGATED OFFICER REPORT

**Application Ref:** H/22/94043

**Site Address:** 39 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DJ

**Case Officer:** Claire Campbell-Best

**Description:** Proposed first floor side and rear extension over existing garage and utility room (Resubmission of Application F/16/78862)

| Particular Site Constraints                                                                                                             | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| Within the Urban Edge<br>Within Established Residential Area<br>Within HRA Screening Area<br>Article 4 Direction Area<br>EBC Owned Land |                                         |                             |

| Planning History | Yes <input checked="" type="checkbox"/>    | No <input type="checkbox"/> |
|------------------|--------------------------------------------|-----------------------------|
| Reference        | Description                                | Decision                    |
| F/06/56771       | Construction of first floor side extension | Refuse – June 2006          |
| F/07/59990       | First floor side and rear extension        | Permit – June 2007          |
| F/16/78862       | First floor side and rear extension        | Permit – August 2016        |
| H/18/83149       | Retention of single storey outbuilding     | Permit – August 2018        |

| Publicity:              | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site Notice <input type="checkbox"/> | Newspaper <input type="checkbox"/> |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------|
| Representations:        | <u>1 letter of support from 31 New Road (summarised):</u> <ul style="list-style-type: none"> <li>Supportive of the extension</li> <li>Proposal will increase the desirability of the area</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                      |                                    |
| Hound Parish Council:   | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |                                    |
| Built Heritage Officer: | No objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                      |                                    |
| Ecology:                | <u>Comments received on 23/11/2022 on site visit photos:</u><br><br>I have reviewed the site visit photos. I don't see any potential bat roost features and no further survey will be needed.<br><br>Please could you add the following informative to the decision notice:<br><br>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 <a href="https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works">https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works</a> .<br><br><u>Comments received 21/11/2022:</u><br><br>There are records of bats in the vicinity of this site and the proposal will involve works to the roof. Please could you send some close-up photos of the roof of the house, the roof of the garage, and the rear of the house to determine whether any further survey will be needed.<br><br>Biodiversity enhancements will be required. This property may be suitable for a bat box and/or a swift nest box. |                                      |                                    |

|                   |                      |
|-------------------|----------------------|
| Asset Management: | No comments received |
| Natural England:  | No comments received |

|                                            |                                         |                             |
|--------------------------------------------|-----------------------------------------|-----------------------------|
| Site Visit:                                | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Details: Site visit carried out 22/11/2022 |                                         |                             |

#### 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 Surroundings

The application site contains a two storey detached located on the north eastern side of New Road. The dwellinghouse is set within a medium sized plot and set back from the highway back a modest front amenity space with a driveway running along the south eastern boundary ending at the attached garage towards the rear of the property. There is a good size garden to the rear which contains an outbuilding which is enclosed by a combination of high fencing a mature hedging. There is also an adjacent alleyway that runs parallel to the plot on the south eastern boundary. The surrounding area is predominantly residential, featuring a mixture of detached and semi-detached properties and flats all differing in age and architectural design.

The application seeks approval a first floor side and rear extension and would be located over the existing garage and utility room. The extension would have a dual pitched roof with front and rear windows and 2no. side rooflights. This would be finished in materials that would match the existing.

##### Principle

The development is within the urban edge of Netley 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/16/78862 – Planning consent was granted for a first floor side and rear extension. The application was granted permission on 23/08/2016 but the works have not been implemented and the planning consent has now expired.

##### Design and Layout

- The proposals submitted with this planning application are identical in design and layout that that permitted under F/16/78862
- The size and design of the first floor side and rear extension is considered to be sympathetic to the host dwelling. The extension would be set down from the main ridge of the house and site back in the plot where it would not be prominently viewed from the street scene, It is noted that the extension would be sited right up

to the boundary with the adjacent alley. However, it is not considered unacceptable as the extension has a smaller built form when compared to the long alley. The proposed first floor side and rear extension would not have a material impact on the mixed residential character of the wider surroundings.

- The development would not be an overdevelopment of the site and would retain sufficient amenity space.
- The design and layout respects the character and appearance of the locality.

#### Residential Amenity

- The first floor extension has its main windows facing front and rear where it would not result in overlooking into any of the neighbouring dwellings. The only side windows are roof lights, which are positioned above eye level.
- The first floor projects a further 3m (approx.) than the back of the existing two storey section of the house. However, the extension is almost 8m from the first floor side windows in the flatted development to the north west (1-5 The Old Police House) and so is not considered to harm the outlook or result in an unacceptable loss of light.
- There is also 1no. window on the side of no. 41 but this appears to serve a landing window and not that of a primary habitable room. On this basis, the first floor side and rear extension 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.

#### Highways Safety and Parking

- The proposals would result in an additional bedroom, resulting in the property having 4no. bedrooms which requires 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required on-site parking can be accommodated by the driveway within the boundary.

#### Other Material Considerations

- 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** ☐