

DELEGATED OFFICER REPORT

Application Ref: H/22/93998

Site Address: 9 HOUND ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FZ

Case Officer: Claire Campbell-Best

Description: Two storey side extension (amended plans)

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area Tree Preservation Order HRA Screening Criteria – River, SAC, SPA and Ramsar		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/18/83221	Rear two storey and single storey extension	Permit – 13/07/2018
F/18/84319	Construction of 1no. 3-bedroom detached dwelling with associated car parking and line and cycle storage	Refuse – 20/12/2018 Dismissed at appeal 28/08/2019
H/19/84808	Extend existing dropped kerb	Permit – 04/04/2019
F/19/86114	Construction of detached three bedroom split level house with associated car parking and bin and cycle storage	Refuse – 13/09/2019
Z/26815/001	<u>5 Hound Road</u> Construction of two storey side extension and pitched roof to existing extension	Permit – 17/01/1995
F/07/59768	<u>3 Hound Road</u> Construction of two storey side and two storey rear and single storey extensions	Permit – 23/05/2007
H/19/84775	<u>7 Hound Road</u> Two storey side extension following demolition of existing outbuilding	Permit – 05/03/2019

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2no. letters of objection from Coppice Ridge, 11 Hound Road (Summarised): <u>Objections on Amended Plans</u> - Extension is still too large and not subservient - The extension would have two windows to the front elevation and is not in keeping with the other extensions in Hound Road <u>Objections on Original Submitted Plans</u> - Impact on character area - Does not comply with Policy DM1 of the Local Plan - Impact on Coppice Ridge, 11 Hound Road - Loss of sunlight - Loss of outlook - Extension is not subservient and larger than the other extensions to the cottages in Hound Road		

	1no. comment from 7 Hound Road: <i>As residents of 7 Hound Road, we are aware that this proposal may suggest a private drain with internal manhole. This is in fact a shared public sewer which serves 7 Hound Road</i> LPA: In response to this neighbour comment Southern Water were consulted upon and their response is below
Hound Parish Council:	No objection
Ecology:	No objection
Trees:	No objection
Southern Water Services:	No objection – It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 10/11/22		

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 cottage located on the north western side of Hound Road. The dwelling is set within a long linear plot and has an open frontage, sizeable garden to the rear and a gravel driveway to the side. The property is within a row of four matching houses, whereby the other three already have two storey side extensions. The surrounding area is a mixed residential area. This application seeks approval for a two storey side extension with front and rear windows. Amended plans were received 17 November 2022, which show the proposed side extension reduced in width from 5.8m to 4m. The extension would have a hipped roof set down from the ridge of the host dwelling, it would be 6.8m in depth and 8m in height. This is proposed to be finished in materials to match the existing. <u>Principle</u> The development is within the urban edge of Netley Abbey where the principle of development is acceptable provided it complies with policies DM1, DM11 and DM14 of the 2016-2036 Development Plan. <u>Design and Layout</u>
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- The design of the two storey side extension, following the receipt of amended plans. is suited to the host dwelling in terms of its form, scale and appearance.
- The design of the proposal is similar in design and appearance to that of the two storey side extensions seen on the other semi-detached cottages in this row (3, 5 and 7 Hound Road) and therefore would be in keeping with the residential character of the locality.
- It is acknowledged there are 2no. windows to the ground and first floor to the front elevation of the proposal and the extensions approved at nos. 3, 5, and 7 Hound Road only have 1no. window at both floor levels. However, the additional windows are not considered to cause significant detrimental harm within the street scene and is acceptable.
- The proposal would not span the whole depth of the host dwelling and would have a width less than that of the host dwelling (5.1m) and is considered to be a subservient addition.
- The development would not be an overdevelopment of the site and would retain large garden to the rear.
- The proposal would not result in an additional bedroom and the property would remain a 3no. bedroom dwelling which requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. These parking spaces can be accommodated by the driveway to the side of the property.

Residential Amenity

- Upon receipt of amended plans, 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 two storey is set in 3.5m from the side boundary with Coppice Ridge (11 Hound Road) and so there remains a good separation distance between the two buildings. The proposal would have no windows to the side elevation facing this neighbour and as such the extension would not have an unacceptable impact to neighbouring property in terms of loss of light, outlook, overbearing impact or overlooking.

Other Material Considerations

- 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 ☐