

DELEGATED OFFICER REPORT

Application Ref: H/22/94035

Site Address: 35 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DQ

Case Officer: Claire Campbell-Best

Description: Two storey and first floor rear extensions with elevational alterations

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within Established Residential Flood Zones 2 and 3 HRA Screening Criteria – River, SAC, SPA and Ramsar Southern Water 2m Buffer - Foul		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
Z/31621/000/00	Two storey rear extension	Permit – 21/05/1990
Z/31621/002/00	Construction of 2m high brick wall and 2no. gates to replace existing fencing along Pretoria Road boundary	Permit – 24/10/2002

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hedge End Town Council:	No objection		
Ecology:	<u>Comments on site visit photos received 23/11/22:</u> I have reviewed the site visit photos. There are a few tiles on the single storey extension which are lifted, and this is an older house, it appears to be in very good condition, and I don't see any other potential bat roost features on the house. As a precaution, I would recommend that the removal of the single storey roof tiles be done outside the active bat season, (i.e. not between April and September), the tiles should be removed carefully by hand (lifting vertically) and that all workers be alert to signs of bats as explained on the Bat Conservation Trust website (https://www.bats.org.uk/advice/do-i-have-bats). If a bat is found, the tile must be replaced gently, work must stop immediately, and Natural England informed, with the contact information available on the website below. If the roof work must be done during the active bat season, it should be supervised by a bat-licensed ecologist to avoid any possibility of disturbing bats which might be roosting under the tiles. 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 can be conditioned. <u>Comments received on 21/11/22:</u>		

	There are records of bats and hedgehogs very close to this site. Please could you send some close-up photos of the roof, flashings, soffits, fascia and chimneys to determine whether further surveys might be necessary. A precautionary working method will be required to protect hedgehogs. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled, but be left to move away on their own to a place of shelter. <i>If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.</i> Further information is available at: https://www.britishhedgehogs.org.uk/wp-content/uploads/2019/05/developers-1.pdf Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box.
Southern Water Services:	No objection – Southern Water requires a formal application for any new connections to the public foul sewer to be made by the applicant or developer.
Natural England:	No comments received
Environmental Agency:	No comments received

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

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 detached two storey double fronted Victorian/Edwardian cottage and lies on a corner plot on the junction of St John's Road and Pretoria Road. The property is set back from the highway by a front garden and low-level brick wall and has had single storey additions added to the rear elevation over the years. To the rear there is a good size garden and a detached garage and driveway located in the southern corner of the plot which is accessed from Pretoria Road. The surrounding area comprises a mixture of dwellings of varying design and ages. St John's Road features mainly two storey dwellings, with the same style of cottages located sparingly within St John's Road, located beside more modern dwellings. Pretoria Road comprises mainly of bungalows to the southern side and modern two storey dwellings to the north. St John's Church is directly adjacent to the application site.

This application seeks approval for a rear two storey and first floor rear extension and elevational alterations following the removal of the existing rear conservatory. The extension would have a dual pitched roof with 2no. gable ends with rear and side windows and 2no. sets of bi-fold doors. The first floor element would be located over the existing kitchen, the two storey element would be positioned over the smaller footprint of the existing conservatory and would 'square-off' and sit flush with the rear and side elevations of the host dwelling. The proposals would be finished in materials that would match the existing.

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 and first floor rear extension and elevational alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The extension would not project further than the current rear-built line, the majority of the proposal would be built upon the existing extensions in situ to the ground floor.
- It is noted the property lies on a corner plot with the rear elevation being visible within the public realm. The sloping pitched roof to the existing rear extension and conservatory currently in place are not considered to be of high architectural merit. It is considered the design of the proposed extensions would better complement the host dwelling and this would be further reinforced by the use of matching materials.
- The design and layout respects the character and appearance of the locality. There is no uniformity within this section of St John's Road and Pretoria Road and many dwellings have been altered/extended over time. It is considered the proposal would be in-keeping with the wider surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space and meet parking standards.

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 two storey and first floor element proposes 2no. first floor rear windows and 2no. sets of bi-fold doors to the rear and side elevations at ground floor. The windows and doors would mainly look into the rear garden of the application site. The set of bi-fold doors to the proposed side elevation would directly face the high fencing to the shared boundary between nos. 35 and 37 and would not result in any unacceptable overlooking.
- The host dwelling and the neighbour to the south east (no. 19 Pretoria Road) would continue to have a separation distance of 20m, the guidance set out in the Quality Places recommends a minimum separation distance of 22m. When taking into account the existing relationship, the orientation of the neighbouring dwelling and the detached garage to the application site being located close to this property and set slightly forwards resulting in the garage acting as a screen for this neighbour, there is considered to be no concern with regards to any overlooking or loss privacy with regards to the proposals.
- The proposed elevational alterations to the host dwelling would include an additional first floor window and the replacement of large window with a small window to the ground floor side (north east) elevation. This elevation faces Pretoria

Road and as such there are no overlooking concerns as the windows would face the public realm where any overlooking can be tolerated.

- The proposed additional first floor window to the other side (south west) elevation would serve the existing bathroom and would directly face the side elevation to the adjoining no. 37 which has 2no. first floor side windows. In order to protect the privacy of this neighbour, this window will be conditioned to be obscurely glazed.

Other Material Considerations

- The application site is in Flood Zones 2 and 3. An EA flood risk proforma has been signed by the Agent confirming the proposed floor levels within the proposed development will be 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 ☐