

DELEGATED OFFICER REPORT

Application Ref: H/22/94026

Site Address: 11 AVENS CLOSE, HORTON HEATH, EASTLEIGH, SO50 7PW

Case Officer: Claire Campbell-Best

Description: Two storey side extension, single storey rear extension and parking amendments

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

Planning History	Yes ☐	No ☒
No relevant planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Fair Oak Parish Council:	No Objection		
Ecology	There are records of bats very near this property, however I don't see any potential bat roost features from the photo of the house on Google Maps. The proposed extension roof is slightly offset from the main roof. There are also records of hedgehogs and grass snakes in the area, but from the aerial photos I don't see any potential hedgehog or grass snake habitat on site. 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works. Any permanent fencing that is erected at the property boundaries must have periodic holes (measuring 13cm by 13 cm minimum) at its base to allow the movement of animals, such as hedgehogs, to promote habitat connectivity and extended foraging ranges. If there is a possibility that hedgehogs might be using this site, a precautionary working method should be followed: If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves, or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. 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. 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.
	Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box.
Hampshire County Council Highways:	Looking at the plans, it would appear that there would be an adequate 6.0m turning circle both directly adjacent to the property, and also a secondary option to the front of the property, though plans do not make clear if this will be driveway (hard surfacing) or front garden (landscaping). As such, in terms of usability, I would have no concerns.
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 22/11/2022		

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 end of terrace dwelling located in a cul-de-sac towards the turning head. The site has an open frontage and shared access from the road with no. 12 Avens Close leading to residential parking to the side of the house. To the rear there is a garden which is enclosed by high panel fencing. The surrounding area is residential in nature and features similar style and size terraced and semi-detached dwellings with attached garages, some of which have been extended to the side and rear and to the north east there is public open space. This application seeks approval for a pitched roof two storey side extension, a single storey rear extension and parking amendments which includes the repositioning of the boundary fence to the application site to accommodate off-street parking spaces for the application site and the neighbouring property no. 12. This development is proposed to be finished in materials to match the existing. <u>Principle</u> The development is within the urban edge of Allbrook where the principle of development is acceptable provided it complies with policies DM1, DM11 and DM14 of the Development Plan. <u>Design and Layout</u> The design of the two storey side extension and single storey rear extension is suited to the host dwelling in terms of its form, scale and appearance.

- The two storey element is set back from the principal elevation and set down from the main ridge of the host dwelling and is considered to be a subservient addition.
- The single storey rear element leads off from the two storey extension and would project a modest 3.6m into the rear garden and set back from the boundary shared with no. 12 by 4m.
- Due to the orientation of the dwelling and its positioning within the cul-de-sac, the development would not be overly visible with the street scene, and as such the visual impact would be minimal.
- The development proposes matching materials to that of the host dwelling and would not harm the character of the property.
- The application site is located at the end of block of 4no. terraced properties, the other end terrace in the block has been extended to the side at two storey level, therefore the development would be in-keeping with the wider surroundings.
- The development would not be an overdevelopment of the site and would retain sufficient amenity space.

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 single storey element proposed rear windows would look directly into the rear garden. The full-length glazed sliding doors to the proposed side elevation would be mostly screened by the high panelled fencing between the boundary shared with nos. 11 and 12
- The two storey element proposes front and rear windows, looking out into the street and directly into the rear garden. A fully glazed door would be inserted into the proposed side elevation serving the utility room, however this would face the residential parking area only. There are no side windows proposed to the two storey element. As such, taking into account the whole development proposed, there are no concerns with regards to any overlooking or loss of privacy with regards to neighbouring amenity.

Highways Safety and Parking

- The proposal includes an additional bedroom, resulting in a 4no. bedroom property and requires 3no. off-street parking spaces as set out in the residential parking standards SPD.
- In order to comply with current parking standards, the current 2m high boundary fencing to the south of the application site would be re-positioned slightly to the south west in order to provide the required 3no. off-street parking spaces.
- Hampshire Highways were consulted upon due to tight arrangement of the proposed parking arrangement in the shared parking area between nos. 11 and 12 and they confirmed they had no concerns over the usability of the spaces and as such, the application does not warrant refusal due to parking matters and is considered acceptable. To ensure parking remains off-street, a condition will be imposed to ensure 3no. off-street parking will be available within the site's curtilage.

Other Material Considerations

- The proposed two storey element will slightly encroach onto no. 12's parking space/land. Certificate B has been signed and notice have been served on the neighbour as part of this application and no objections were received. As noted, the design, layout and parking arrangements are satisfactory in planning terms and the applicant will be advised by informative that any land/boundary/encroachment concerns are a civil matter.
- 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 Environment 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: While there are concerns with regards to the off-street parking, on balance, the application is recommended for approval subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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