

DELEGATED OFFICER REPORT

Application Ref: H/22/94051

Site Address: The Badger Court, The Badger Close, Bishopstoke, SO50 8JY

Case Officer: Rachael Morris

Description: Enclose one existing balcony on first floor to south elevation, with flat roof. Enclose one existing balcony on second floor to southwest elevation, with flat roof.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Adjacent to a right of way		

Planning History?	Yes ☒	No ☐
- Z/13579/004/00 - Residential Development - Construction of Estate Roads & Dwellings as per plans attached – Permit – Aug 1973 - Z/13579/007/00 - 108 houses and 24 flats – Grant outline permission – Jan 1974		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	15 Badger Close. Objection (summarised). If that means more flats and not enough parking, then this is not a great idea. The last time they added flats to the building, and we all said the parking would be more difficult for every on along badger close. I live along side of the juttred-out flats, and this has been a pain. My wall knocked down twice and I even watched an ambulance trying to turn round which took a long time as cars are blocking the entrance of the flats and the juttred part is often knocked and damaged by large lorries etc 24 Badger Close. Objection (summarised). The original work I opposed, and I oppose this work also. The Parking is a complete nightmare. The residents of the flats do not care where they park, dangerous, over people's driveways, up on the pavement so wheelchairs, pushchairs and mobility scooters cannot get by. Monday, the ambulance could not access the car park to the flats, due to flat residents' cars blocking the entrance. Bin men cannot access the flats. So, I oppose any work to the flats, the noise, the mess and where will the workmen park?		
Parish Council:	No Objection		
Ecology:	There are records of bats, swifts and hedgehogs very close to this site. I have reviewed the photos of the south and southwest elevations on Google maps. Although there is cladding in this area, it appears to be in good condition with no potential bat roost features. Biodiversity enhancements will be required. A bat box or a swift nest box might be appropriate on this building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (https://www.bats.org.uk › our-work › putting-up-your-box) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.		
Southern Water:	Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available		

	on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm sewer - Combined Sewer
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Site Visit:	Yes ☒	No ☐
Details: 13/12/2022		

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, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.
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Assessment: The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. <u>Design and layout</u> • The design of the enclosure of one existing balcony on first floor to south the elevation with a flat roof and the enclosure of one existing balcony on second floor to southwest elevation with a flat roof is suited to the host dwelling in terms of its form, scale and appearance. • The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposed balconies would be converted to living space and would not create any additional bedrooms, therefore, not impacting the existing parking circumstances. • The design and layout respect the character and appearance of the locality. • The existing elevation is broken up by the balcony recesses which helps to reduce prominence of the flat block onto the street scene. However, the proposed balcony infills with a flat roof will also allow for some element of recessed built form onto the street scene and so will not create an unacceptable prominence. • The proposed flat roofs on top of the existing balconies matches the existing flat roof character of the main building. • The proposal will use materials to match the existing which will help the proposal to sit well with the existing main building.

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 loss of the balcony space is regrettable however it is noted that there is still outdoor amenity space available and not all flats benefit from a balcony space within the building. Therefore, the loss of a balcony to 2.no flats is not considered to have an unacceptable detrimental impact on amenity.

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.
- Certificate A has been signed with no need for Certificate B because the agent has confirmed there are no leaseholders or freeholders within the flat, which is only occupied by renters.

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 ...		