

DELEGATED OFFICER REPORT

Application Ref: H/22/94138

Site Address: ASHBERRY HOUSE, WINCHESTER ROAD, BOTLEY,
SOUTHAMPTON, SO32 2BX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey extension, connecting the main house to the entertainment wing with the addition of a balcony with support posts to the rear elevation. Alterations to fenestrations

Particular Site Constraints?	Yes ☒	No ☐
• Outside the urban edge – Countryside • Outside Built-up Area Boundary • Within HRA Screening Area		

Planning History?	Yes ☒	No ☐
• F/07/60061 - Construction of new single storey school building to include alterations to existing dwelling, alterations to existing access, formation of new access with ancillary car parking, court yard & recreation areas - Refuse Planning Permission For - 07/09/2007 • F/11/69413 - Single storey side & rear extension for swimming pool, gym & changing area with single storey link to main house - Refuse Planning Permission For - 09/09/2011 • F/11/69415 - First floor & two storey side extensions, replacement front porch & alterations to existing roof of garage & dwelling - Permit - 09/09/2011 • U/11/69414 - Application for a lawful development certificate for a proposed use: Single storey side & rear extension for swimming pool, gym & changing area with single storey link to main house - 23/11/2011 • F/12/70177 - Single storey side & rear extension for indoor swimming pool & gym complex with link to main dwelling - Permit - 01/03/2012 • H/18/83486 - Two storey rear extension, single storey extension to rear of garage, front porch and elevational alterations - Permit - 17/08/2018 • H/18/83714 - Proposed erection of a triple garage to the North West of the site. - Permit - 11/09/2018		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No objection		
Tree Consultant:	No arboricultural objection		
Ecologist:	Do not see any potential bat roost features		

Site Visit:	Yes ☒	No ☐
Details: 21 st December 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 S5; and Development Management policies DM1, DM2, DM11, DM14 and DM26.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Ashberry House is a four-bedroom, Georgian style, detached dwelling with a triple garage, extensive parking, indoor swimming pool and four outbuildings. The application site lies in the countryside between Fair Oak and Botley, north of Hedge End, part of a loose-knit scatter of dwellings in this rural location. The application seeks approval to extend out into the two alcoves between the main house and the single storey entertainment wing as well as erect a rear balcony, with access from three bedrooms and a spiral staircase into the rear garden. The development is considered acceptable and complies with policies DM1, DM2, DM11, DM14 and DM26 from the 2016-2036 local plan, in that:

Principle

- The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural, or recreational purposes. Strategic policy S5 of the Eastleigh Borough Local Plan (2016-2036) also restricts development in the countryside principally in order to maintain its rural character and to limit urbanisation. However, Policy DM26 of Eastleigh Borough Local Plan (2016-2036) allows extensions to existing dwellings in the countryside that are not subject to an agricultural occupancy condition and are not likely to result in the subdivision of the plot. The policy requires that new extensions do not result in the dwelling becoming disproportionate in size to its plot and neighbouring dwellings.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed single storey extension would extend out to both the rear and front elevation and have a rendered finish with all materials matching the existing. The use of matching materials with the existing would result in a very subservient and inconspicuous structure. As such, it would not have an adverse impact on the setting of the settlement in the surrounding countryside.
- The existing boundary treatment, long driveway, entrance gate and nearby trees present a level of screening that ensure the proposed developments would not be visible from the public realm.
- The new layout would be functional which can make the most of the dwellinghouse's potential. The proposal would also create a more unified structure

and improve the appearance of the application property.

- The proposed balcony would be approximately 2.6m above external ground level and would be supported by multiple posts and a corner spiral staircase. It is proposed to have glass panels. It is considered that the balcony would be appropriate for the countryside locality and would only be viewed from the rear elevation. As such, it would not create a harmful visual impact.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Sitting in a generous plot, it is considered that the application site does have sufficient space to accommodate the proposed single storey extension without diminishing the sense of space around it. Once the development is completed, the application site would retain sufficient private external amenity space and therefore would not result in overdevelopment; the residential amenities enjoyed by the occupants of the host dwelling would not be harmed.
- Due to the orientation, proximity, and relationship of the application property to its neighbours, the balcony is not considered to create an unacceptable level of overlooking and a loss of privacy to any neighbouring dwellings. It should be noted that no objections have been received from any neighbours during the consultation period. As such the application is considered to accord with the amenity requirements of Policy DM1 of the adopted Local Plan and the Council's 'Quality Places' SPD.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats in the vicinity of this property. However, after reviewing the site photos, the Council's Ecologist confirmed that there are no potential bat roost features around the property.
- Biodiversity enhancements will be required. A bat box, swift nest box, additional hedgehog habitat or enhancing the garden with additional flowering plants to attract pollinators may be appropriate.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. The council's Tree consultant raised no arboricultural objection to the proposals.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.

- Sufficient parking spaces are available within the front curtilage of the application site. Therefore, the proposal would not have a detrimental effect to highway safety and would accord to guidance set in the Residential parking standards SDP.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

- Subject to conditions
- The proposal would not create a detrimental impact on the countryside. Also, it is considered to cause no loss of outlook or loss of privacy to any neighbours. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments